



JOHNSON COUNTY

Department of Planning & Zoning
86 West Court Street
Franklin, Indiana 46131

Phone: (317) 346-4350
www.co.johnson.in.us

MEETING AGENDA

Johnson County Advisory Plan Commission
March 27th, 2023 - 6:00 PM
Public Auditorium, West Annex Building
86 West Court Street, Franklin, Indiana

CALL TO ORDER

ROLL CALL

APPROVAL of MINUTES

Approval of minutes from the January 23, 2023 meeting.

PUBLIC HEARINGS

-CONTINUED HEARINGS-

-NEW HEARINGS -

W-2-23. Mark Darland. 1221 N. Harvey Rd, Greenwood.....Page 3

WAIVER of the Johnson County Subdivision Control Ordinance to provide for a two-lot Roadside Subdivision where

- a) the subdivision is of an 11.957-acre Agriculturally-zoned lot (must be at least 12 acres in area to be subdivided via the Roadside Subdivision process), and
- b) Where two lots will have 185.91 feet of road frontage (any lot newly-created via Roadside Subdivision must have at least 200 feet of road frontage).

P-1-23. Water's Edge Section 3 Subdivision. Watt DevelopmentPage 11

4808 Lakeview Drive, Greenwood. Approval of the Water's Edge Section 3 Preliminary Plat to create a 6.634 acre, 10-lot major subdivision.

M-8-23. Patrick Henderson Minor Subdivision. 1192 S. Morgantown Rd, Greenwood

Page 33

THIS PETITION HAS BEEN CONTIUNED TO THE APRIL 24th 2023 MEETING

Approval of a Residential Subdivision Plat, to be known as Patrick Henderson Minor Subdivision, dividing 6.5 acres into two lots.

OLD BUSINESS None.

NEW BUSINESS

Request to vacate pt of Lot 3 of Stnley Section 2 SubdivisionPage 33

REPORTS and RECOMMENDATIONS

None.

ADJOURNMENT

The next meeting of the Johnson County Advisory Plan Commission is scheduled for April 24th, 2023 at 6:00 PM in the public auditorium of the Courthouse West Annex Building.

STAFF REPORT

CASE NUMBER: W-2-23
ADDRESS: 1221 N Harvey Rd, Greenwood
PETITIONER: Mark Darland

REQUEST

WAIVER of the Johnson County Subdivision Control Ordinance to provide for a two-lot Roadside Subdivision where

- a) the subdivision is of a 11.957-acre Agriculturally-zoned lot (must be at least 12 acres in area to be subdivided via the Roadside Subdivision process), and
- b) Where two lots will have 185.91 feet of road frontage (any lot newly-created via Roadside Subdivision must have at least 200 feet of road frontage).

STAFF RECOMMENDATION:

Staff recommends **approval** of these waiver requests.

PROPERTY DESCRIPTION

This 11.957-acre site in Clark Township is zoned A-1, Agricultural, and is improved with a single-family dwelling with an attached garage, accessory structures, and pool. The site is surrounded to the north, south, and east by larger lots used agriculturally with some residential dwellings. The properties to the west are smaller and used residentially. All surrounding areas are zoned A-1 other than the properties to the southwest which are zoned R-1, Single-family Residential.

These waiver requests, if approved, would allow for the subsequent split, via the Roadside Subdivision process, of the subject 11.957-acre parent parcel into 2 lots. The newly created parcel will be 2 acres and the remaining tract will be 9.957 acres in size. The larger parcel will include the existing single-family dwelling and other residential improvements. The petitioner's son and family own the parent parcel.

WAIVER REQUEST: PARENT PARCEL AREA

A parcel must be at least 12 acres in area in order to be eligible for Roadside Subdivision. This lot, at 11.957 acres, falls just short of that requirement. This requirement is intended to preserve agricultural land and open space and to discourage the piecemeal encroachment of significant residential density into agricultural areas. The surrounding area has many smaller residential lots consistent with the proposed division. The staff would regard the low-density residential development proposed here to be appropriate and the deviation from the ordinance minor and acceptable.

Staff recommends approval of this waiver request.

WAIVER REQUEST 2: ROAD FRONTAGE

New lots created via the Roadside Subdivision process must have a minimum of 200 feet of road frontage. As proposed, the newly created lot will have 200 feet of road frontage and the remaining tract will have 186 feet. The staff regards this as a small deviation of the ordinance requirements that is acceptable

Staff recommends approval of this waiver request.

FINDINGS OF FACT

1. The granting of the waiver will not be detrimental to the public safety, health, or welfare or be injurious to nearby property;

The division of the property would not impact public safety, health or welfare, or be injurious to nearby property.

2. The conditions upon which the request for a waiver are based are unique to the property for which the waiver is sought and are not applicable generally to other properties.

The subject lot will be logically divided based on the current characteristics of the site and the proposed residential development will fit in with the development patterns of the area. Granting of the waiver would legally allow the petitioner to divide the property in a manner only slightly inconsistent with the ordinance.

3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if this Ordinance is strictly adhered to;

The subject lot is 0.043-acres less than the minimum size required and 12 feet less than the minimum road frontage required for division of land restricting this property from being divided unless a waiver is granted.

4. The waiver will not, in any manner, contravene provisions of the Zoning Ordinance, Comprehensive Plan, or Official Map, as interpreted by the Commission.

The Comprehensive Plan designates the future land use of the property as Agricultural. A larger percentage of this property will remain useable for agricultural purposes. Granting this waiver would allow for development and use of the property in a manner aligned with the Agricultural recommendation.

GENERAL INFORMATION

Applicants: Mark Darland
7595 W Village way
New Palestine, IN 46163

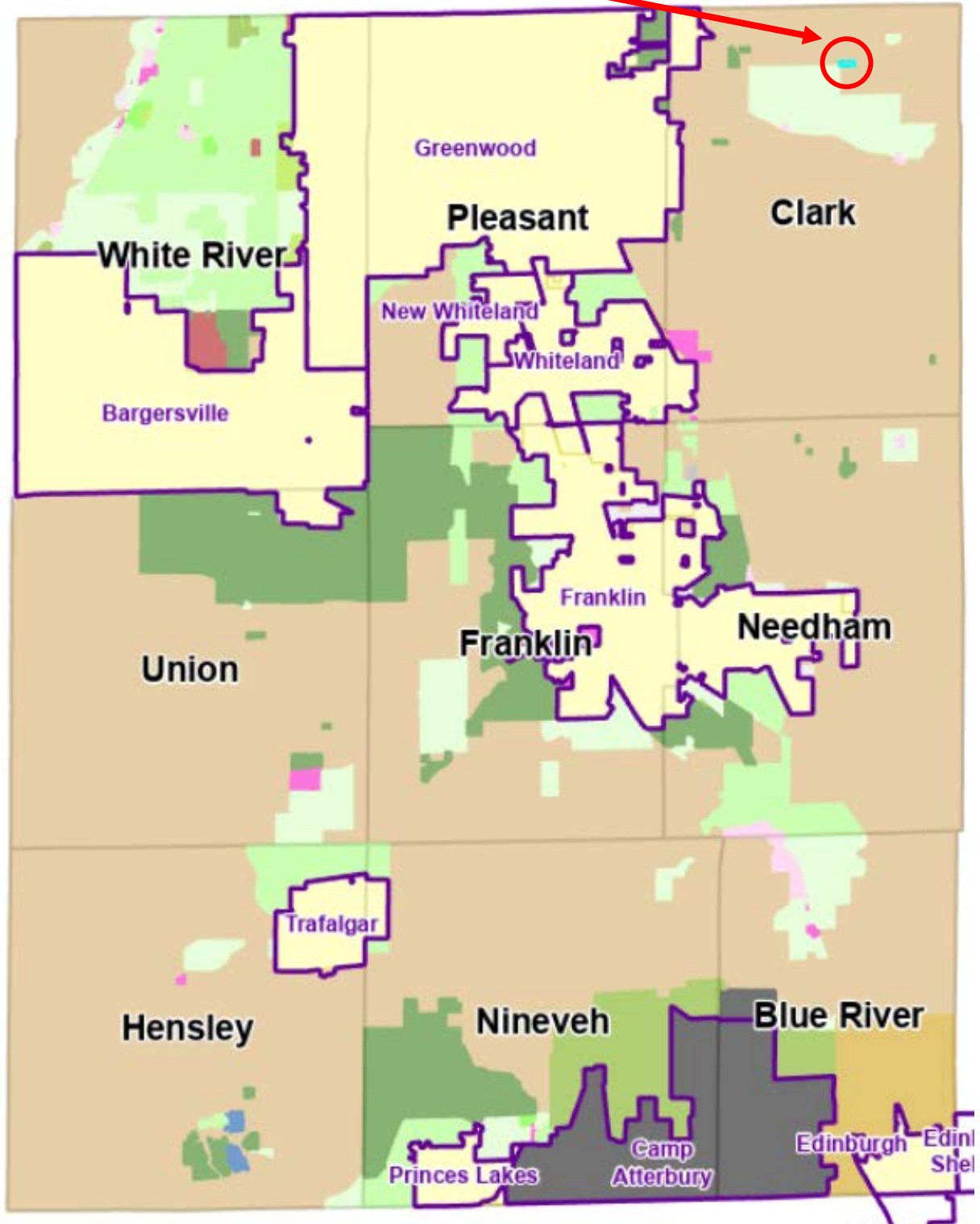
Owners: Bradley & Emilea Darland
1221 N Harvey Rd
Greenwood, IN 46143

Zoning: A-1 (Agricultural)
Land Use: Residential
Future Land Use: Agricultural

-RLS

W-2-23 BASE MAP

SUBJECT SITE



W-2-23 AERIAL MAP



W-2-23 AERIAL MAP II



W-2-23 Proposed Subdivision



W-2-23 PETITIONER FINDINGS OF FACT

1. The granting of the waiver will not be detrimental to the public safety, health, or welfare or be injurious to nearby property.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or be injurious to nearby property because granting this waiver will only allow for 1 more buildable lot. It will only allow for depths of the lots to be 139.17' & 143.95' longer than required and therefore having no affect on the public safety health, or welfare or be injurious to nearby property.

2. The conditions upon which the request for a waiver are based are unique to the property for which the waiver is sought and are not applicable generally to other properties.

The existing lot already has a residence with a pool, barn, and drive that is built on the far west side of the total 6.5 acres. This left a very large open space on the east side of the property. The other lot within this existing minor plat and the 2 parcels to the west exceed the 2:1 depth to width ratio as well and by more than what is being requested on these lots. The depth of all these lots are equal in length and therefore making a reasonable sized parcel requires the depth to exceed twice the width.

3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if this Ordinance is strictly adhered to.

The front portion of this existing lot has an extreme elevation change off the road of approximately 17 feet of drop, which makes the front approximately 200' of the lot un-buildable. This is why the existing residence on the west side is built back off the road. The buildable areas of the proposed new lots would meet the 2:1 depth to width ratio.

4. The waiver will not, in any manner, contravene provisions of the Zoning Ordinance, Comprehensive Plan, or Official Map, as interpreted by the Commission.

If the waiver is granted, a 2 lot minor plat will be completed to create two 3.26 acre lots which is more in line with the lots to the east and west of the site. It is larger for the current zoning of the lot of R-1, however the larger lots are more prevalent in this surrounding area.

STAFF REPORT

CASE NUMBER: P-1-23
CASE NAME: Water's Edge Section 3
ADDRESS: 4808 Lakeview Drive, Greenwood
PETITIONER: Watt Development, LLC by Mike Picklesimer, Projects Plus

REQUEST

Approval of the Water's Edge Section 3 Preliminary Plat to create a 6.634 acre, 10-lot major subdivision.

PROPERTY DESCRIPTION

The subject property is a 6.634-acre parcel at 4808 Lakeview Dr., Greenwood. The property is zoned R-2, Single Family Residential, and is improved with a residential dwelling with an attached garage. Center Grove High School is north of the property. The Pennington Estates Major Subdivision is to the west and an unplatted 3-acre parcel with a residential dwelling and accessory structures are to the east. Water's Edge Sections 1 and 3 are to the south. A pond owned by the Water's Edge Development Co. is to the southeast. All surrounding properties are zoned R-1 or R-2, Single Family Residential.

PRELIMINARY PLAT

The Plan Commission is to consider a request for preliminary approval of a 10-lot, single-family major subdivision. The subdivision is proposed to be built out in one section. The subdivision proposes a main vehicular entrance off of Lakeview Dr. that will end at a cul-de-sac. This property was part of the original Water's Edge overall development approved in 1996. But this section was never developed or received final approval.

The proposed subdivision will not have space dedicated for common area. A tree preservation statement has been added for area with existing tree on lots 1-7 on the western and northern edges of the property.

The proposed plat complies with the 2021 lot standards for R-2 zoning district. The minimum lot size will be 14,465 square feet. The average lot will have a width of 80 feet, or a buildable width of 60 feet when accounting for the required 10-foot side setbacks.

The development proposes to provide the required 5' wide sidewalks along the internal roadway. The developers plan to remove the existing drive that connect the Forest and Deborah Stevens' property at 4950 Lakeview to Lakeview Drive, a public road. A new ingress/egress will be provided at the end of cud-de-sac.

ZONING DISTRICT

This subject property is zoned R-2, Single-Family Residential. As stated in the Johnson County Zoning Ordinance:

“The purpose of the R-2, Single-Family Residential District is to provide for residential development at an average density of three and one-half (3.5) dwelling units per acre. Development of major subdivisions in the R-2 District shall be limited to sites served by public sanitary sewer systems. They should be limited to sites which are located adjacent to major collectors, minor arterials, or major arterials, as defined in the Johnson County Comprehensive Plan Update; and are generally best located immediately adjacent to R-1, R-2, or R-3 Residential Districts.”

Built out, the proposed subdivision, with 10 single-family dwellings developed on 6.634 acres, would have a density of 1.507 dwellings/acre. The proposed density is less slightly less dense than the older neighborhoods in close proximity. The chart below illustrates various characteristics of nearby major residential subdivisions:

SURROUNDING SUBDIVISIONS COMPARISON

Subdivision	Year Platted	# of Lots	Overall Acreage	Density houses/acre	Acres of Platted Common Area	Average lot size (sq. ft.)
Water's Edge Section 3	2023	10	6.634	1.507	0	11,988
Water's Edge Section 1	1997	47	30.87	1.52	0.831	
Water's Edge Section 2	2000	36	21.01	1.71	0.695	
Pennington Estates Section 2	1968	26	16.98	1.53	0	

DESIGN STANDARDS

The proposed subdivision will be required to construct single-family dwellings that comply with the Zoning Ordinance's Residential Design Standards that were approved in 2021.

TRAFFIC AND CONNECTIVITY

The proposed subdivision has been reviewed by the Johnson County Highway Department as part of the Technical Review Committee. The main entrance for the development will be an extension of Lakeview Dr. The sidewalk will also be extended along this extension of public roadway.

The existing gravel drive that extended to the property at 4950 Lakeview Dr will be removed. The property will have ingress and egress access via the public road extension. Staff recommends adding a condition that a driveway construction agreement between the Watts (petitioner) and Stevens (owners of 4950 Lakeview Dr.) must be provided with the submittal of construction plans.

SUBDIVISION DETAILS

Utility Infrastructure

This project will be served by Greenwood Sanitation for public sewer and Bargersville Utilities as a public water source. Duke Energy will provide electric services and CenterPoint Energy will provide natural gas services.

Stormwater

The subdivision will have a drainage system, as reviewed and approved by the Drainage Board, to accommodate its received stormwater.

Streets

The subdivision will extend Lakeview Dr. by roughly 0.1 miles. The extension will be a cul-de-sac.

Signs

There has been no request for signage. Any proposed sign would need to be approved via the Johnson County Planning and Zoning Department's sign permit process.

Natural Environment

There is a wooded area on the northern portion of the subdivision and along the eastern border. The final construction plans will include a tree preservation plan for the trees on lots 1 through 7 on the northern border of the property. Trees will not be allowed to be removed unless needed for improvements.

GENERAL TERMS AND CONDITIONS

Technical Review Committee

The Technical Review Committee reviewed this petition at its February 21, 2023 meeting. The preliminary plat has satisfied all comments made in the Technical Review Committee memo.

Prior to the development or issuance of any permit, the Technical Review Committee will review construction plans.

Johnson County Drainage Board

The Johnson County Drainage Board reviewed and approved preliminary drainage plans with conditions from the Army Corp of Engineers and DNR at its March 7, 2023 meeting. The Drainage Board will review the final drainage plans with the construction plans.

The County Planning Engineer, Johnson County Health Department, and Bargersville Utilities.

All the above parties have reviewed this petition and given preliminary approval/no objection.

Bargersville Fire Department, Johnson County Highway Department, and Greenwood Department of Sanitation.

Above have reviewed this petition but has not provided follow up approval or objections. A follow up will be provided verbally at the Planning Commission Meeting.

STAFF ANALYSIS

As the major subdivision preliminary plat as proposed meets all requirements of the Subdivision Control Ordinance, however, since staff has not received most approvals from TRC checkpoint agencies, it is recommended to continue this plat till the next public hearing. This is subject to change if staff receives updates prior to the meeting.

GENERAL INFORMATION

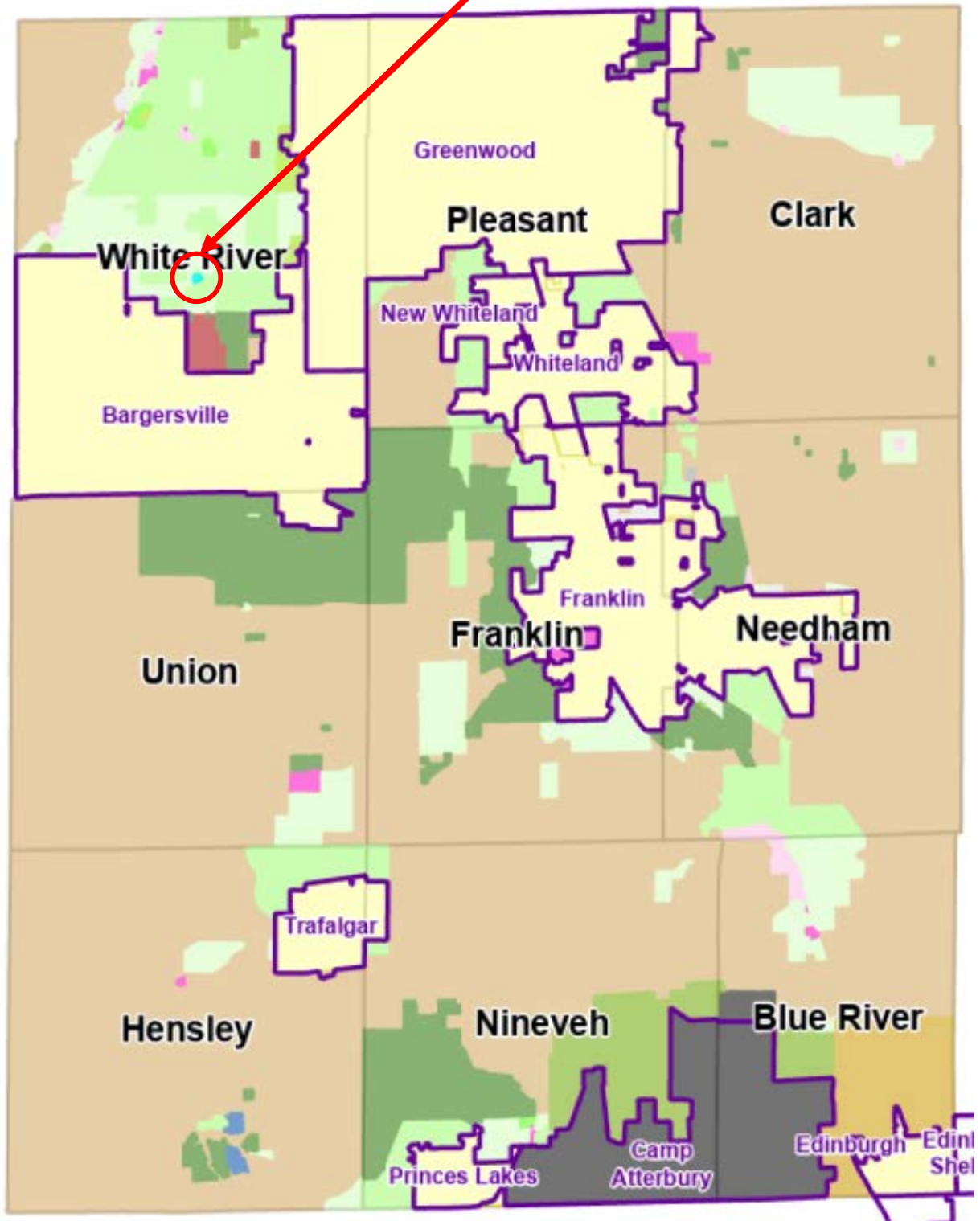
Designer: Projects Plus
1257 Airport Parkway, Suite A
Greenwood, Indiana 46143

Developer/
Owner: Watt Development, LLC
4808 Lakeview Drive
Greenwood, Indiana 46143

Area: 6.634-acres
Number of Lots: 10
Current Zoning: R-2 (Single-Family Residential)
Existing Land Use: Residential
Comprehensive Plan: Suburban Residential

P-1-23 VICINITY MAP

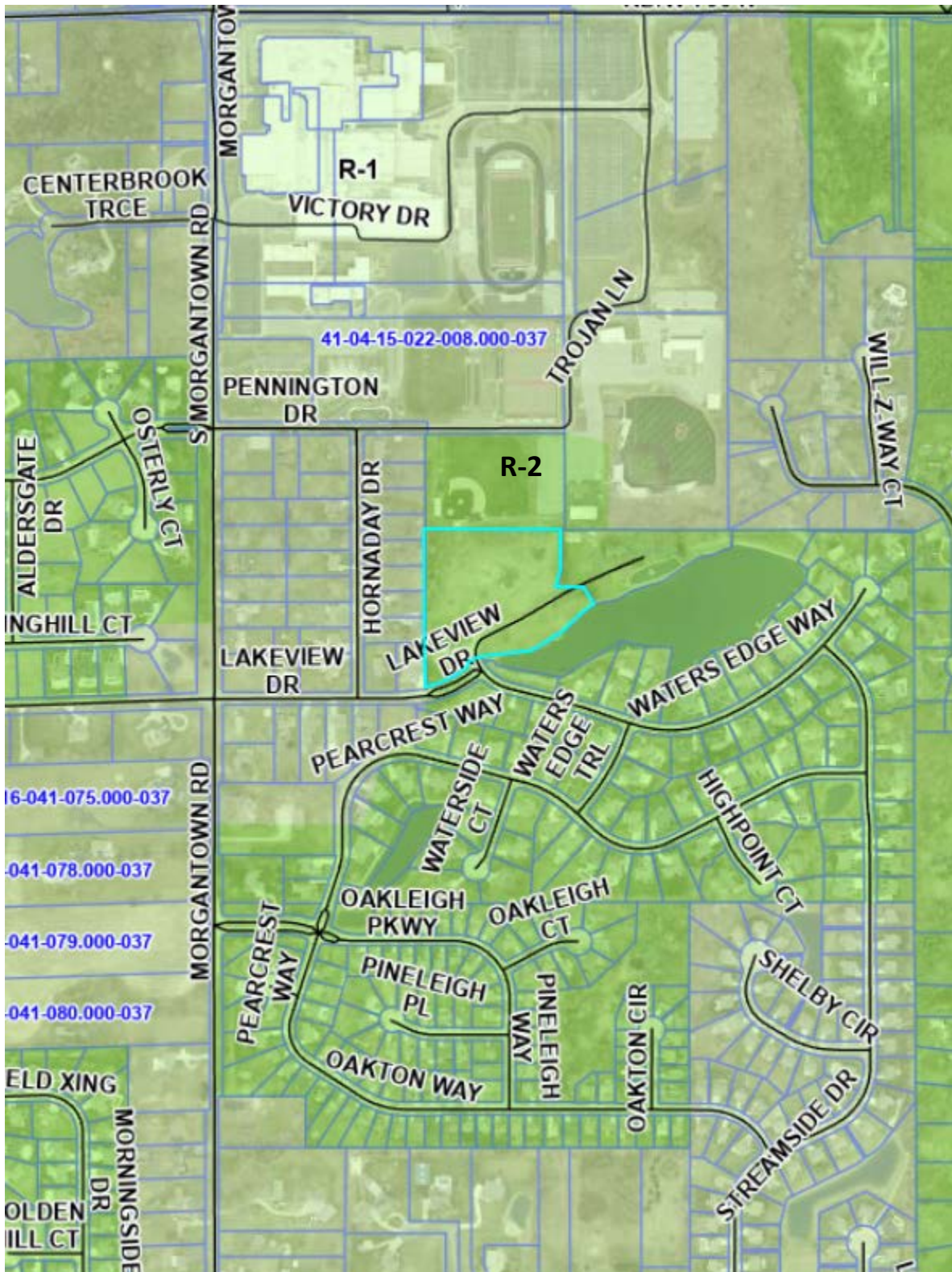
SUBJECT SITE



P-1-23 BASE MAP



P-1-23 ZONING MAP



P-1-23 AERIAL MAP II



P-1-23 Technical Review Comments Page 1 of 2



JOHNSON COUNTY

Department of Planning and Zoning
86 West Court Street
Courthouse Annex
Franklin, Indiana 46131

Phone: (317) 346-4350
Website: www.co.johnson.in.us

February 22, 2023

Mr. W. Michael Picklesimer
Project Designer
Projects Plus
1257 Airport Parkway, Suite A
Greenwood, Indiana 46143

Re: Water's Edge Section Three
Preliminary Plat Comments
P-1-23

Dear Mr. Picklesimer:

On February 21, 2023, the Johnson County Technical Review Committee provided comments for a Preliminary Plat review for the above referenced project. Comments include:

A. Planning and Zoning Comments

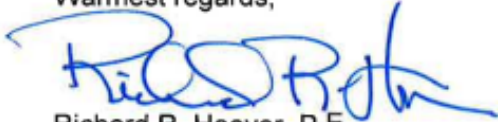
1. Final Plat: Include signature lines for all property owners.
2. Final Plat: Plan Commission Approval Statement is needed with a signature block.
3. Final Plat: Place signature lines in the following order: Assessor, Auditor, and Recorder.
4. Final Plat: Include "Duly Entered for Taxation - Subject to Final Acceptance" above Auditor's signature.
5. Final Plat: Under the title, indicate the type of subdivision: Residential, Commercial, or Industrial.
6. Remove *City of Greenwood* from the Plat.
7. Update the adjacent lot (4950 Lakeview Dr) to the most recent owner information: Forest L & Deborah L. Stevens (Doc #: 2014-004028).
8. An existing sanitary easement is located across the lower portion of the site but is not shown on the plat. Please add that easement to the plat documents.
9. Setback measurement for the existing residence was not found on Sheet #3 per comment and response on Sketch Plan:
 8. Add building setback measurements from the existing home to the northern side property line on Lot 1.
RESPONSE: A measurement from the existing home to the northern side property line on Lot 1 has been added to the Preliminary Plat Sheet #3.
10. The preliminary plat shows a new driveway being installed for Forest and Deborah Stevens. The new driveway is on their personal property.
 - a. Staff will like to see a signed agreement on this driveway prior to the approval of construction plans.

P-1-23 Technical Review Comments Page 2 of 2

- b. Construction plans will also be required to show how access to their property is maintained during the construction of Lakeview Court.
 - c. Staff may have additional comments on this private drive while we wait for additional information.
- 11. There are no comments on the Drainage Report at this time; however, please provide any report regarding inspections of the dam from IDNR.
- B. County Surveyor approval is required.
- C. Johnson County Drainage Board approval (for Preliminary Plat) is required.
- D. Johnson County Highway Department approval is required.
 - 1. All previous comments for this project were addressed with the Sketch Plan review.
 - 2. Please note that the Highway Impact Fee will be applied to these lots at the issuance of individual building permits.
- E. Johnson County Health Department "no objection" was received.
 - 1. See attached copy of email.
- F. Bargsville Fire Department approval is required.
- G. Bargsville Utilities approval (water) is required.
 - 1. An information letter from Wessler Engineering is attached.
- H. Duke Energy approval is required.
- I. City of Greenwood Sanitation approval is required.
- J. CenterPoint Energy approval is required.

If you have any questions or comments, please contact me at your earliest convenience.

Warmest regards,



Richard R. Hoover, P.E.
Planning Engineer

cc File

P-1-23 Drainage Board Approval

JOHNSON COUNTY DRAINAGE BOARD

DRAINAGE APPROVAL NO. 3/4

Project WATERS EDGE SECTION THREE

Petitioner PROJECTS PLUS

Address PRELIMINARY - FINAL
DR- 3514-23 15-13N-4E

Address 1257 AIRPORT PARKWAY STE A
GREENWOOD IN 46143

Project Township

☒ White River

☐ Pleasant

☐ Clark



Union



Franklin



Needham



Hensley



Nineveh



Blue River

CONDITIONS

Condition of Approval from Army Corp of Engineers & DNR

Preliminary and Final Approvals expire (2) Two Years from being approved



PRELIMINARY APPROVAL



FINAL APPROVAL



DISAPPROVED

Andrew Cochran

Digitally signed by Andrew Cochran
DN: cn=Andrew Cochran, o=Chasage Board,
ou=Johnson County, email=acochran@jcgw.com, c=US
Date: 2021.02.12 11:59:27 -0500

Chairman

Andrew Cochran

Digitally signed by Andrew Cochran
DN: cn=Andrew Cochran, o=Chasage Board, ou=Johnson
County, email=acochran@jcgw.com, c=US
Date: 2021.02.12 11:10:42 -0500

Chairman

Chairman

March 7, 2023

Date

Date

Date

STAFF REPORT

CASE NUMBER: M-8-23
ADDRESS: 1192 S Morgantown Rd, Greenwood
PETITIONER: Patrick & Nicole Henderson (Mots LLC) by Mike Picklesimer, Projects Plus

THIS PETITION HAS BEEN CONTIUNED TO THE APRIL 24th 2023 MEETING. The applicant has timely automatic continunace request on March 20th 2023.

REQUEST

Approval of a Residential Subdivision Plat, to be known as Patrick Henderson Minor Subdivision, dividing 6.5 acres into two lots.

STAFF RECOMMENDATION:

Staff recommends approval of this Minor Plat subject to satisfaction of all amendments requested by the Technical Review Committee and checkpoint agencies. Further detail will be provided verbally at the hearing.

PROPERTY DESCRIPTION

This 6.5-acre site is zoned R-2, Single Family Residential and is improved with a residential dwelling with an attached garage, accessory structure, and a pool. The site is surrounded by various sized parcels used residentially, all of which are zoned R-2.

PROPOSED MINOR PLAT

This request, if approved, would provide for the subdivision of the subject site into two lots. All lots will have road frontage on Morgantown Rd. One lot will be 1.750 acres and the other lot will be 4.321 acres. Both lots will be served by Greenwood Sanitation for public sewer and Bangersville Utilities as a public water source.

GENERAL TERMS AND CONDITIONS

Technical Review Committee

The Technical Review Committee reviewed the Patrick Henderson Minor Plat on February 24, 2023, and its aggregate comments are included in the attached Technical Review Committee Letter. Approval from each Technical Review Committee member agency is required before the final plat may be approved for recording.

Johnson County Drainage Board

The Johnson County Drainage Board reviewed and approved the drainage plan for the Patrick Henderson Minor Plat at its March 7, 2023 meeting.

**Bargersville Utilities, Johnson County Health Department, Johnson County Planning Engineer,
White River Fire Department**

Each of the above entities has reviewed this petition and has indicated no objections.

Johnson County Highway Department

The Highway Department has reviewed this petition and have made comments that need to be addressed. Comments are attached in the TRC letter in this report.

GENERAL INFORMATION

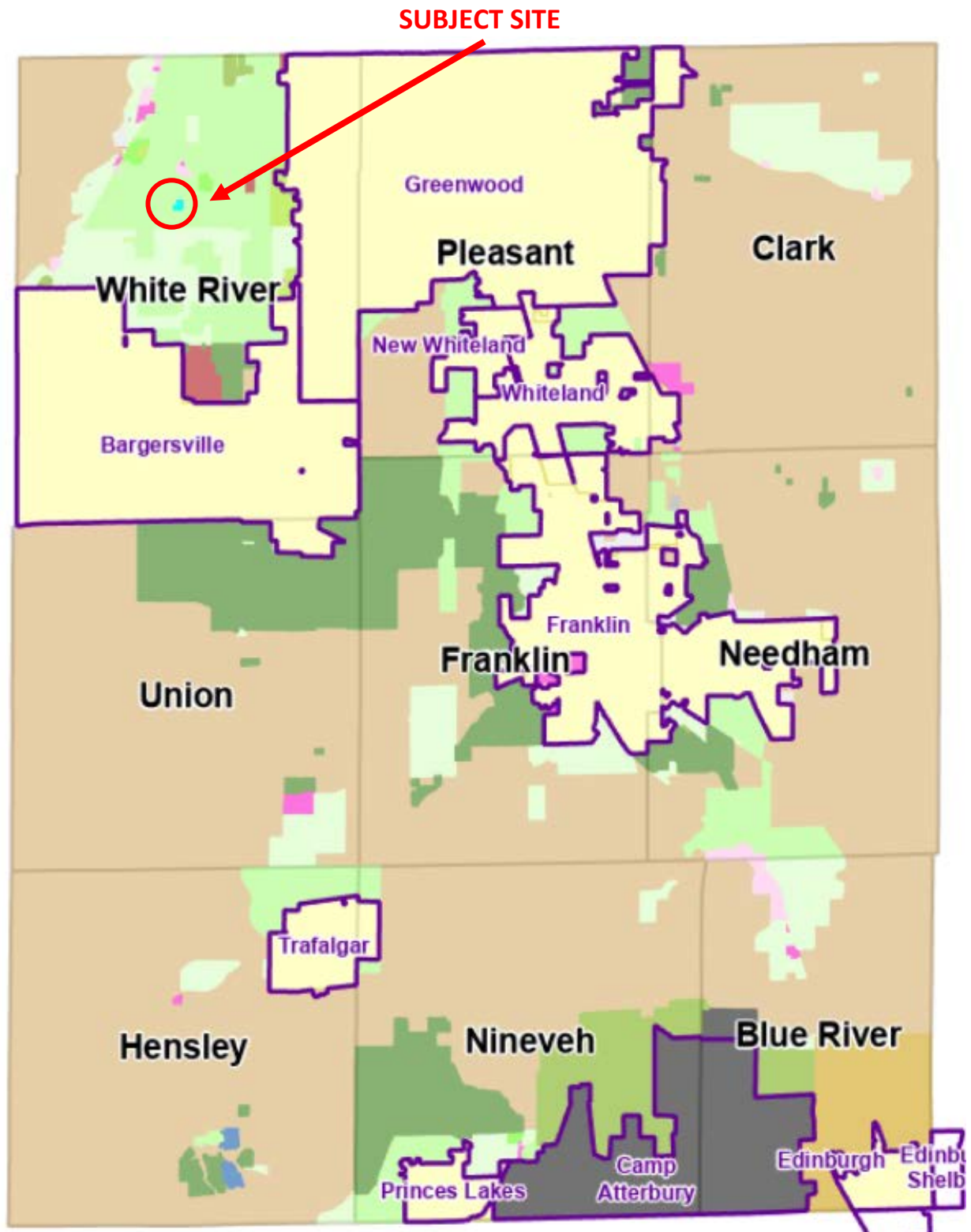
Applicant: Mike Picklesimer
1257 Airport Parkway
Suite A
Greenwood, IN 46143

Owners: MOTS LLC
307 N Pennsylvania St Apt 825
Indianapolis, IN 46204

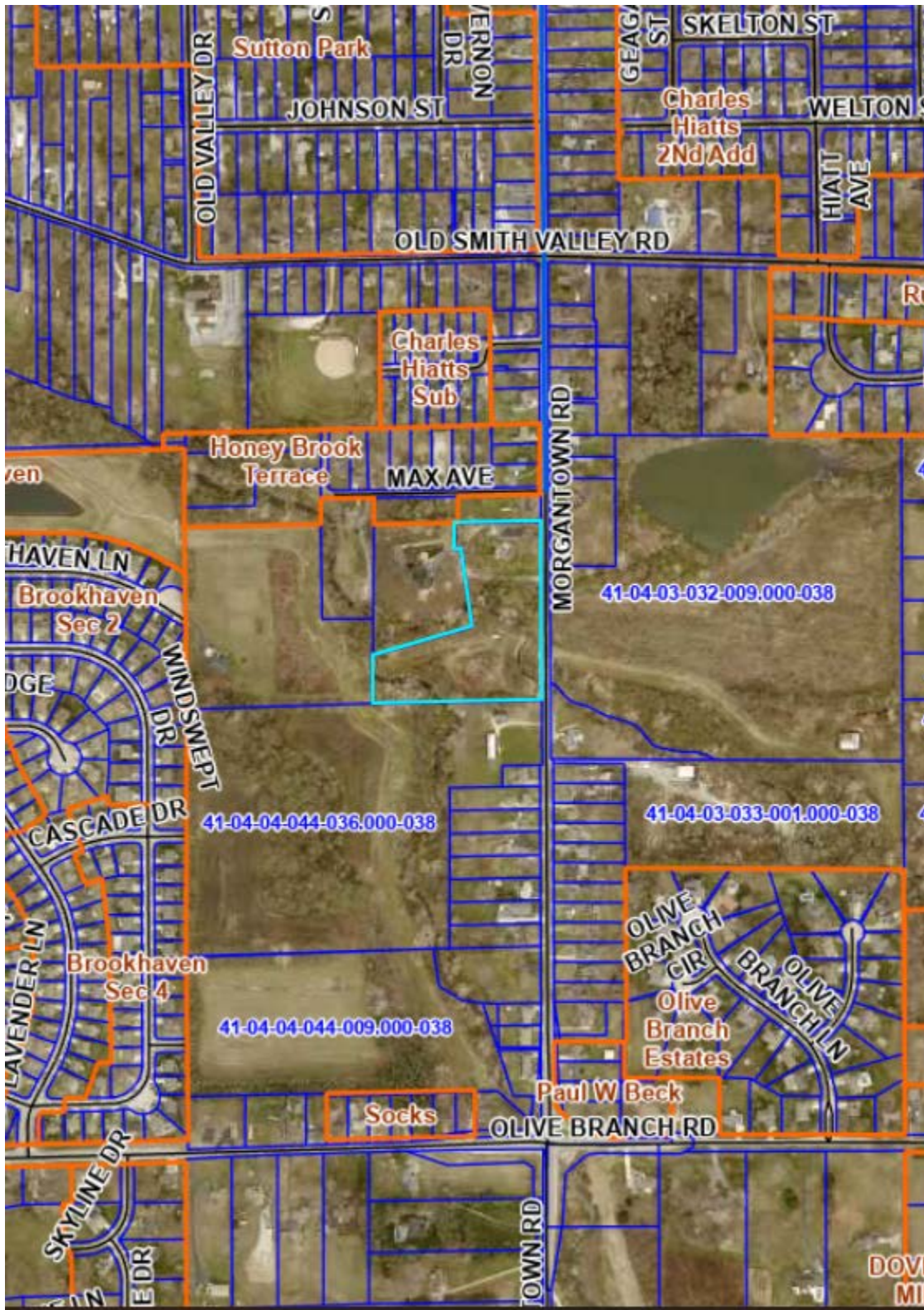
Zoning: R-2 (Single-family Residential)
Land Use: Residential
Future Land Use: Town Residential/Suburban

-RLS

M-8-23 BASE MAP



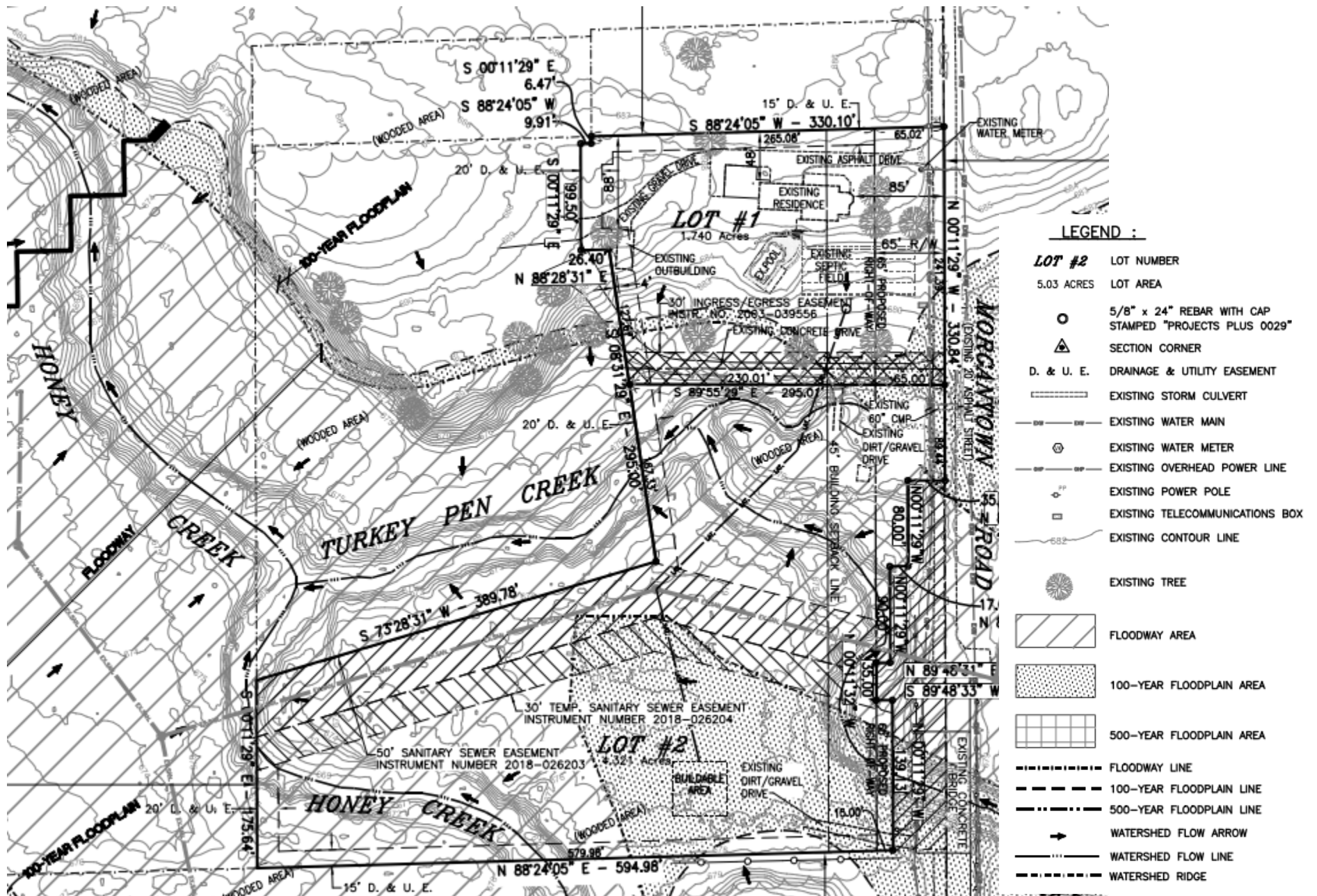
M-8-23 AERIAL MAP



M-8-23 AERIAL MAP II



M-8-23 SUPPORTING DATA PLAN



M-8-23 TECHNICAL REVIEW COMMENTS Page 1 of 3



JOHNSON COUNTY

Department of Planning and Zoning
86 West Court Street
Courthouse Annex
Franklin, Indiana 46131

Phone: (317) 346-4350
Website: www.co.johnson.in.us

February 24, 2023

Mr. W. Michael Picklesimer
Project Designer
Projects Plus
1257 Airport Parkway, Suite A
Greenwood, Indiana 46143

Re: Patrick Henderson Minor Subdivision
Preliminary/Final Plat Comments
M-8-23

Dear Mr. Picklesimer:

On February 21, 2023, the Johnson County Technical Review Committee provided comments for a Preliminary/Final Plat review for the above referenced project. Comments include:

1. Only supporting data was submitted. Please submit minor plat documents that can be recorded (see attachment). This document should include the items listed in Section 6-102-7.E.1. of the JC Subdivision Control Ordinance, a dedication certificate, and a certificate of approval with appropriate signature sections (see attachment).
2. Final Plat: Include signature lines for all property owners.
3. Final Plat: Plan Commission Approval Statement is needed with a signature block.
4. Final Plat: Place signature lines in the following order: Assessor, Auditor, Recorder.
5. Final Plat: Include "Duly Entered for Taxation - Subject to Final Acceptance" above Auditor's signature.
6. Final Plat: Under the title, indicate the type of subdivision: Residential, Commercial, or Industrial.
7. Final Plat: When submitted, the plat will require the following specific language for right of way dedication: "We, the undersigned, owners of real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the plat herein. The right-of-way is hereby dedicated, fee simple absolute, and is to be owned and maintained by the jurisdiction in which it lies."
8. Final Plat: Include language required for sight visibility. That language can be found in the Subdivision Control Ordinance 6-102-4B.8 (page 37). Not all subcategories will apply to this plat.
9. Change owner and address to *Mots LLC 307 N Pennsylvania St Apt 825 Indianapolis, IN 46204* to match the most recent recorded deed.
10. This property is zoned R-2, single-family residential, and only permitted uses are allowed on this property. Those permitted uses are listed on page 66 of the Johnson County Zoning Ordinance.

M-8-23 TECHNICAL REVIEW COMMENTS Page 2 of 3

11. Final Plat: Ensure note "Storm Water Permits may be required through Johnson County Planning & Zoning" has been added.
12. Final Plat: Ensure placement signature lines in the following order: Assessor; Auditor; Recorder.
13. Final Plat: Ensure the note "Duly Entered for Taxation - Subject to Final Acceptance" has been added above the Auditor's signature.
14. Final Plat: When submitted, the plat will require the following specific language for right of way dedication: "We the undersigned, owners of real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the plat herein. The right-of-way is hereby dedicated, fee simple absolute, and is to be owned and maintained by the jurisdiction in which it lies."
15. Final Plat: Provide one (1) Mylar and one (1) electronic (pdf) copy of the approved and recorded plat.
16. Johnson County Surveyor comments:
 - a. The following should be added to the plat notes:

No construction or improvements shall impair or negatively impact any Private Drain Tile (IC 36-9-27-2), or Natural Surface Watercourse (IC 36-9-27.4-3). When encountered said tile or watercourse will be re-routed so not to impair or negatively impact surface or subsurface water flow.
17. Drainage Board approval (preliminary & final) is required.
18. Johnson County Highway Department approval is required. See attached comments
19. Johnson County Health Department approval is required. If not on city utilities, a suitable soil report for all proposed lots is required.
20. White River Township Department approval is required. See attached comments.
21. Bargersville Utilities approval is required. See attached Wessler Engineering comment letter.
22. City of Greenwood Sanitation Department approval is required.
23. Please provide Will-Serve Letters from the following:
 - a. Johnson County REMC
 - b. CenterPoint Energy

If you have any questions or concerns, please call me at your earliest convenience.

Very truly yours,



Richard R. Hoover, P.E.
Planning Engineer

cc: W. Michael Picklesimer, Projects Plus

M-8-23 TECHNICAL REVIEW COMMENTS Page 3 of 3



Johnson County Highway Department

1051 Hospital Road
Franklin, IN 46131

(317) 346-4630 Office
(317) 738-5378 Fax

www.jchighway.com
highway@co.johnson.in.us

Lucas M. Mastin
Highway Supervisor

Daniel E. Johnston, P.E.
Highway Engineer

Date: February 17, 2023
To: File
From: Daniel E. Johnston, P.E. Highway Engineer
Nathaniel J. Annis, Engineer Technician
Cc: Richard R. Hoover, P.E. Planning & Zoning Engineer
Michele Hansard, AICP, Director

Subject: Patrick Henderson Minor Plat

1. Morgantown Road is classified as a Minor Arterial 65' right-of-way dedication is required, and shown correctly on the plans.
2. The Lot #2 access point will require a line of sight study.
3. As a standard comment, if present, old fencing, posts, trees, rocks/ boulders, shrubs and other obstructions/ hazards shall be removed from the right-of-way.
4. Lot #1 will need to move septic field so it is not in the 65' right-of-way.
5. Lot #1 why is the existing concrete driveway along southern property line hatched? Is it to be removed?
6. Both Lots property lines should match the 65' right-of-way.
7. Lot #2 driveway to coordinate with our department regarding interface between driveway and bridge concrete approach slab.
8. Does the legal description match the proposed lots?

M-8-23 Drainage Board Approval

JOHNSON COUNTY DRAINAGE BOARD

DRAINAGE APPROVAL NO. 3/1

Project PATRICK HENDERSON MINOR

Petitioner PROJECTS PLUS

Address PRELIMINARY - FINAL
DR-3513-23 4-13N-4E

Address 1257 AIRPORT PARKWAY STE A
GREENWOOD IN 46143

Project Township



White River



Union



Hensley



Pleasant



Franklin



Nineveh



Clark



Needham



Blue River

CONDITIONS

Approved as presented with a maximum of 10,000 square feet
of impervious area allowed for development

Preliminary and Final Approvals expire (2) Two Years from being approved



PRELIMINARY APPROVAL

Andrew Cochran

Digitally signed by Andrew Cochran
DN: cn=Andrew Cochran, o=Drainage Board,
ou=Johnson County, email=acochran@jpcw.com, c=US
Date: 2021.02.12 11:09:27 -0500

March 7, 2023



FINAL APPROVAL

Chairman

Andrew Cochran

Digitally signed by Andrew Cochran
DN: cn=Andrew Cochran, o=Drainage Board, ou=Johnson
County, email=acochran@jpcw.com, c=US
Date: 2021.02.12 11:19:42 -0500

Date

March 7, 2023



DISAPPROVED

Chairman

Chairman

Date

Date

Staff Report

CASE NUMBER: VAC-1-23
ADDRESS: 4774 Olive Branch Rd, Greenwood
PETITIONERS: Donald & Jennifer Wilson

CASE DESCRIPTION

The board is to consider a request to vacate a 1-acre portion of Lot 3 of Section 2 of the Stanley Subdivision. The petitioner is also requesting to vacate the utility easements present on the property. The parcel is zoned R-2, Single-family Residential, and is unimproved.

The Second Section of the Stanley Major Subdivision is a three lot platted subdivision approved in 1965. Donald & Jennifer Wilson currently own 1-acre of what was originally lot 3 of the subdivision. They also own the 0.5-acre unplatted lot to the south. The lot being vacated is unimproved and the 0.5-acre lot to the south is improved with a residential dwelling and detached garage.

It was recommended to the applicant to vacate their portion of lot 3 so that their two property can be combined. Vacating the 1-acre portion of lot 3 and combining it to the 0.5-acre parcel to the south will allow the petitioners to apply to build on the entirety of their property. The petitioner must vacate their portion of lot 3 to combine it with the existing parcel to the south.

All utility providers serving the property have reviewed this petition and have indicated no objections to vacating the lot or the utility easements. We are still waiting on approval from Centerpoint Energy, the natural gas provider, but staff anticipate that this will be received before vacation is recorded.

Utility	Company
Water	Bargersville Water
Sanitary Sewer	City of Greenwood
Electric	Johnson County REMC

STAFF RECOMMENDATION

Staff recommends approval.

GENERAL INFORMATION

Applicant: Donald & Jennifer Wilson
4774 Olive Branch Rd

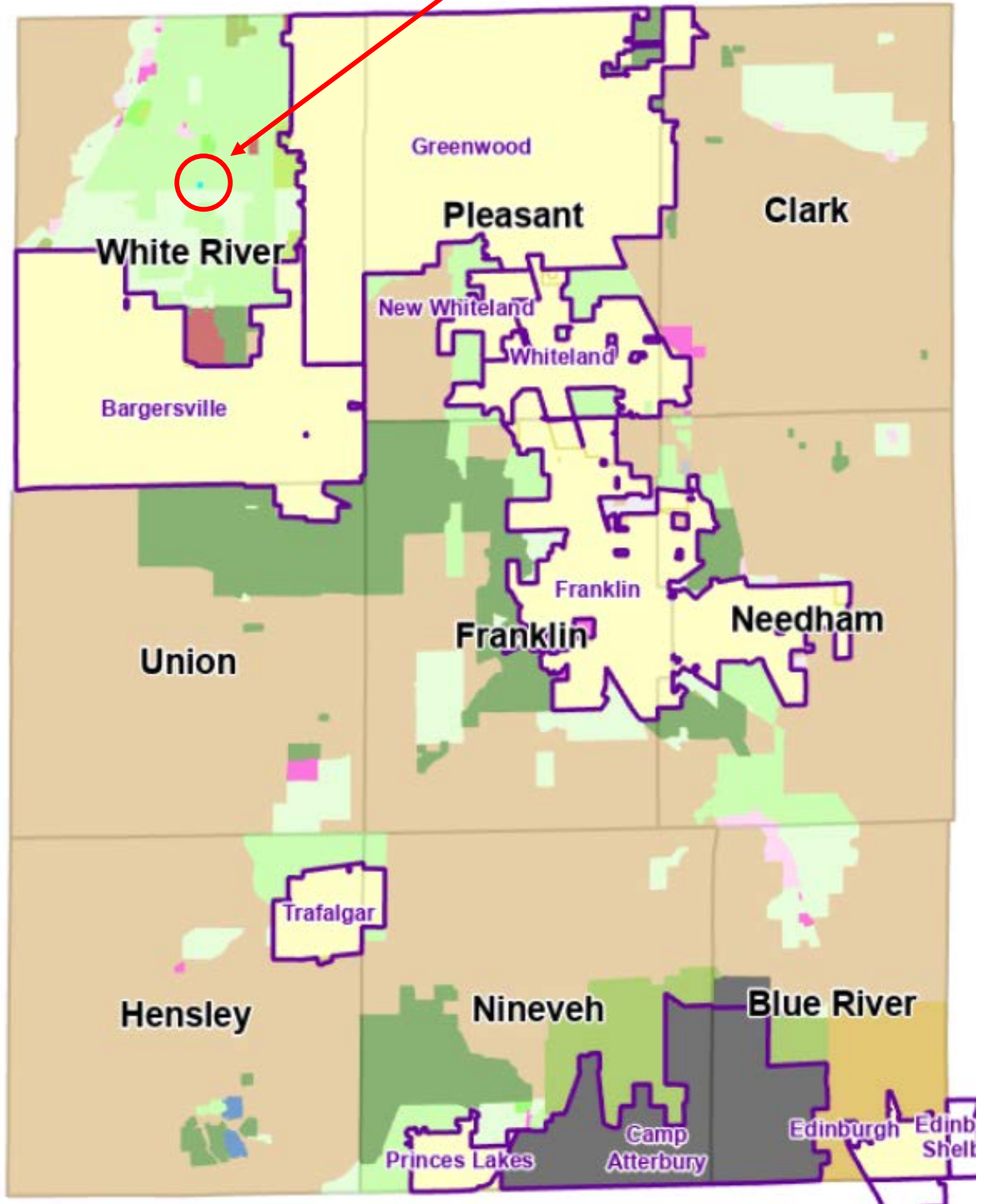
Greenwood, IN 46143

Owner: Same

Area: 1.0 Acres
Current Zoning: R-2 (Single-Family Residential)
Existing Land Use: Vacant
Future Land Use: Suburban Residential

VAC-1-23 BASE MAP

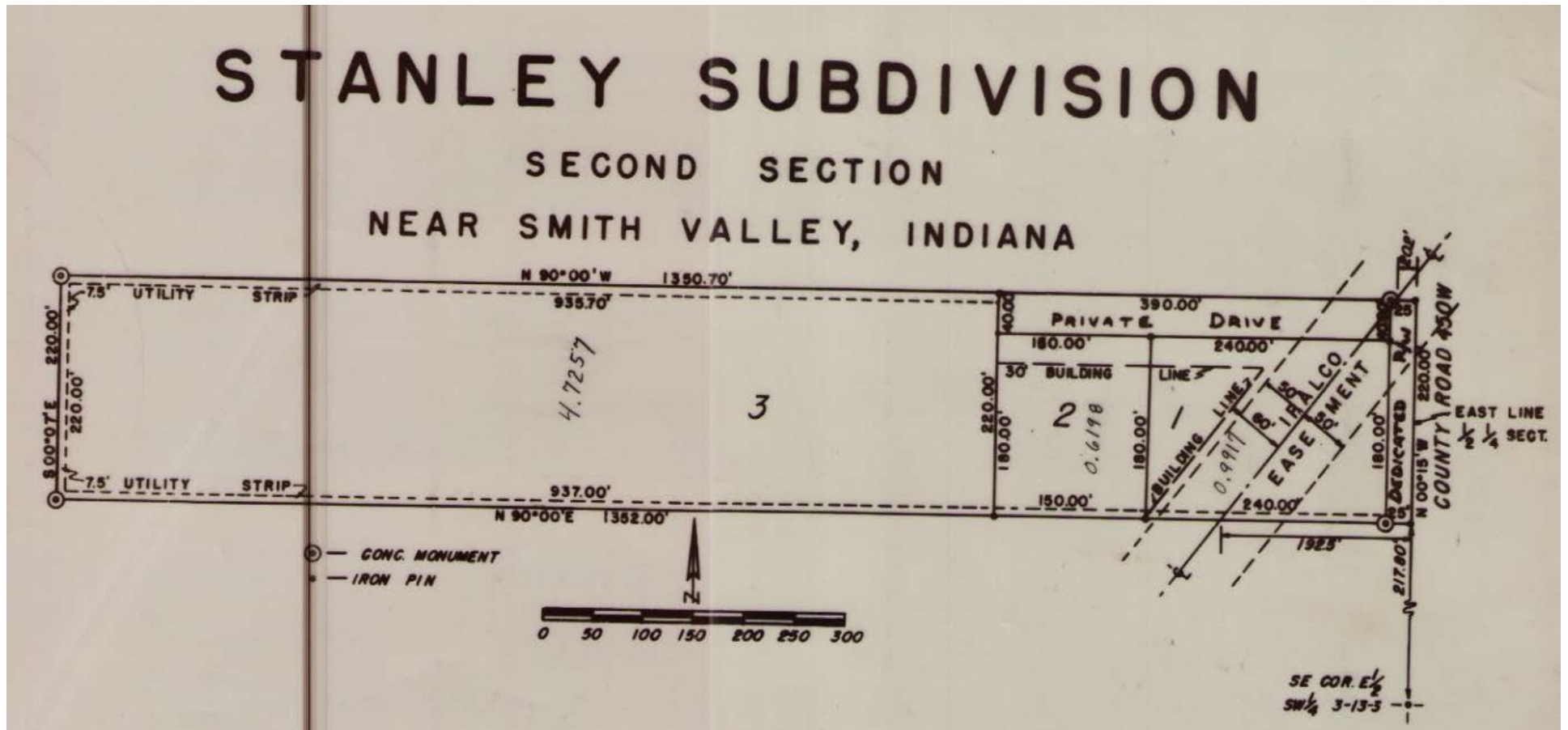
Subject Site



VAC-1-23 AERIAL MAP



VAC-1-23 Original Stanley Subdivision Second Section Plat – Recorded 1965



VAC-1-23 Vacation of a 1-Acre Portion of Lot 3 of the Stanley Subdivision Second Section Plat

