



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
April 24th, 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 March 27, 2023 meeting.

PUBLIC HEARINGS

-CONTINUED HEARINGS-

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

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

-NEW HEARINGS -

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

~~————Page 14~~

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 **Petition Withdrawn**~~

W-3-23. JCREMC By Larry Gesse. Southeast Corner of 300 N and 575 W.....Page 24

WAIVER of the Johnson County Subdivision Control Ordinance to exempt a land division from the minor plat process.

W-4-23. Hope Lemmel. 2706 S 25 W, FranklinPage 33

WAIVER of the Johnson County Subdivision Control Ordinance to provide for a two-lot Roadside Subdivision where both lots will have between 100 and 109 feet of road frontage (any lot newly-created via Roadside Subdivision must have at least 200 feet of road frontage).

W-5-23. Jay Bridgins. 2868 S 525 W, TrafalgarPage 41

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

1. the subdivision is of a 9.33-acre Agriculturally-zoned lot (must be at least 12 acres in area to be subdivided via the Roadside Subdivision process),
2. one lot will have 20 feet of road frontage (any lot newly-created via Roadside Subdivision must have at least 200 feet of road frontage), and
3. where one lot will be approximately 5 acres (new lots created via the Roadside Subdivision process must have an area of exactly 2 acres).

M-9-23. Replat of Charles & Priscilla Shepherd Minor Plat. 5118 W. Stones Crossing Rd, Greenwood.....Page 49

Approval of a Residential Subdivision Plat, to be known as Replat of Lot 1 in Charles & Priscilla Shepherd Minor Plat Subdivision, dividing 6.511 acres into 2 lots.

M-10-23. Blue Heron Minor Plat. 30.39 acres South of 517 N Centerline Rd, Franklin

THIS PETITION HAS BEEN AUTOMATIC CONTINUED TO THE JUNE 26th 2023
PLAN COMMISSION MEETING

OLD BUSINESS None.

NEW BUSINESS None.

REPORTS and RECOMMENDATIONS None

ADJOURNMENT

The next meeting of the Johnson County Advisory Plan Commission is scheduled for May 22, 2023 at 6:00 PM in the public auditorium of the Courthouse West Annex Building.

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

ADDENDUM

This petition was continued from the March 27, 2023 meeting. The Plan Commission made a motion to continue the petition to allow the applicant to work with adjoining neighbors on their concerns. At the time of packet preparation and printing, no update had been provided to the report.

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

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

STAFF ANALYSIS

As the major subdivision preliminary plat as proposed meets all requirements of the Subdivision Control Ordinance, therefor Staff recommends the **approval** of the Preliminary Plat subject to the following conditions:

1. Preliminary Plat is approved based on the preliminary approval by the Drainage Board, if the drainage plans need to change and the plat is altered based on those changes, then the applicant must seek re-approval of the preliminary plat by Plan Commission.
2. A driveway construction agreement between the Watts and Stevens must be provided prior to the submittal of construction plans.

GENERAL INFORMATION

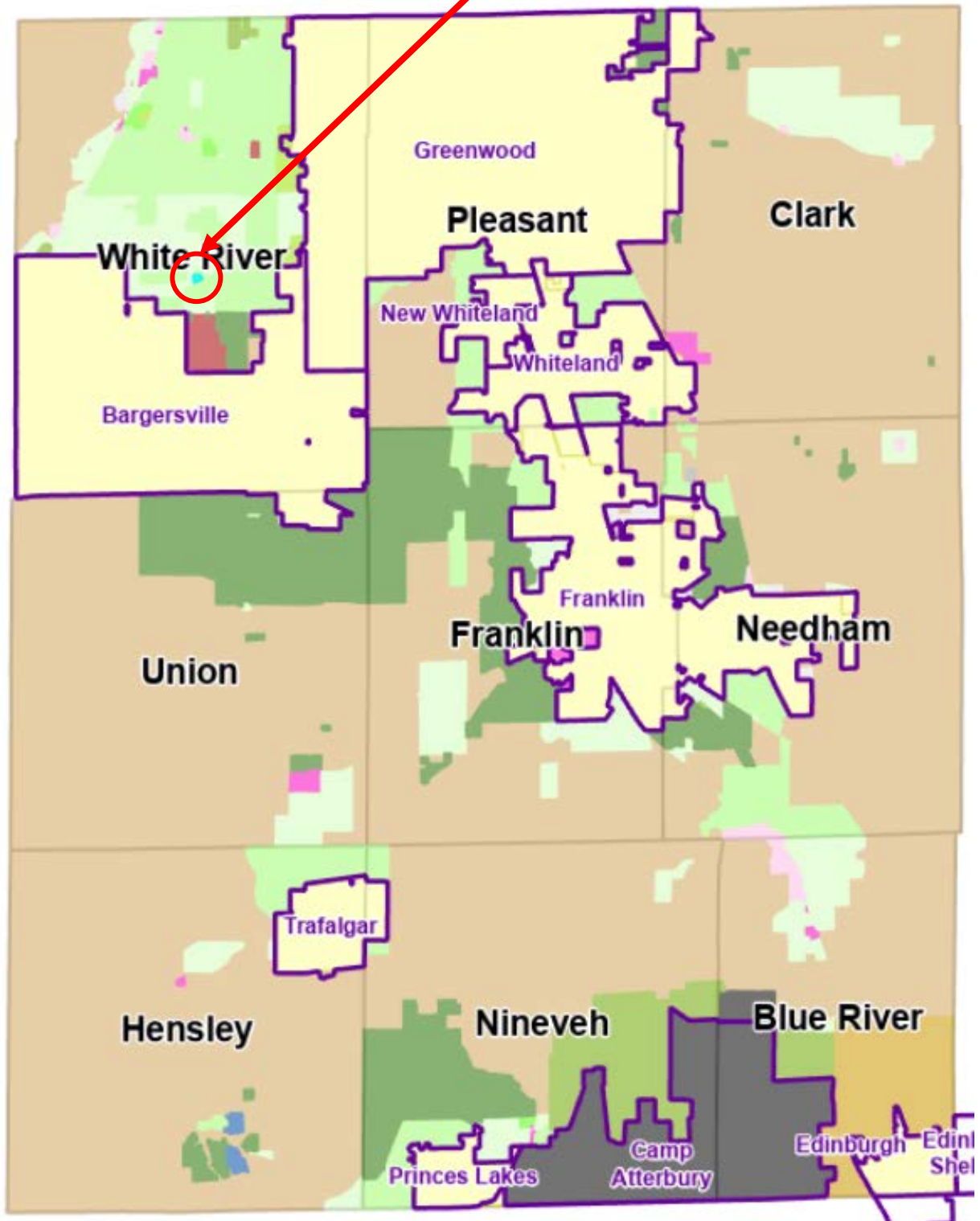
Designer: Projects Plus
1257 Airport Parkway, Suite A
Greenwood, Indiana 46143

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

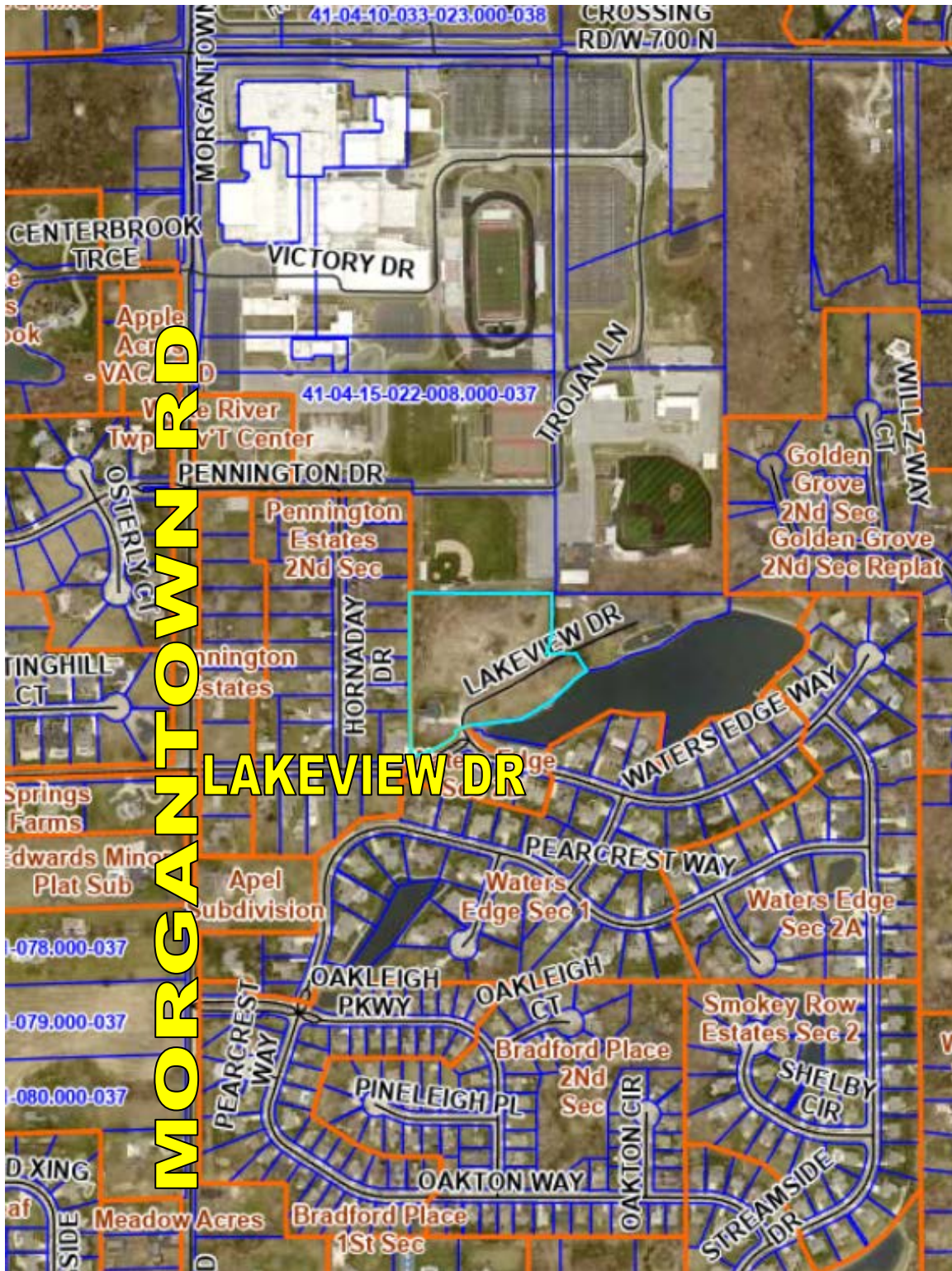
Area: 6.634-acres
Number of Lots: 10
Current Zoning: R-2 (Single-Family Residential)
Existing Land Use: Residential
Comprehensive Plan: Suburban Residential

P-1-23 VICINITY MAP

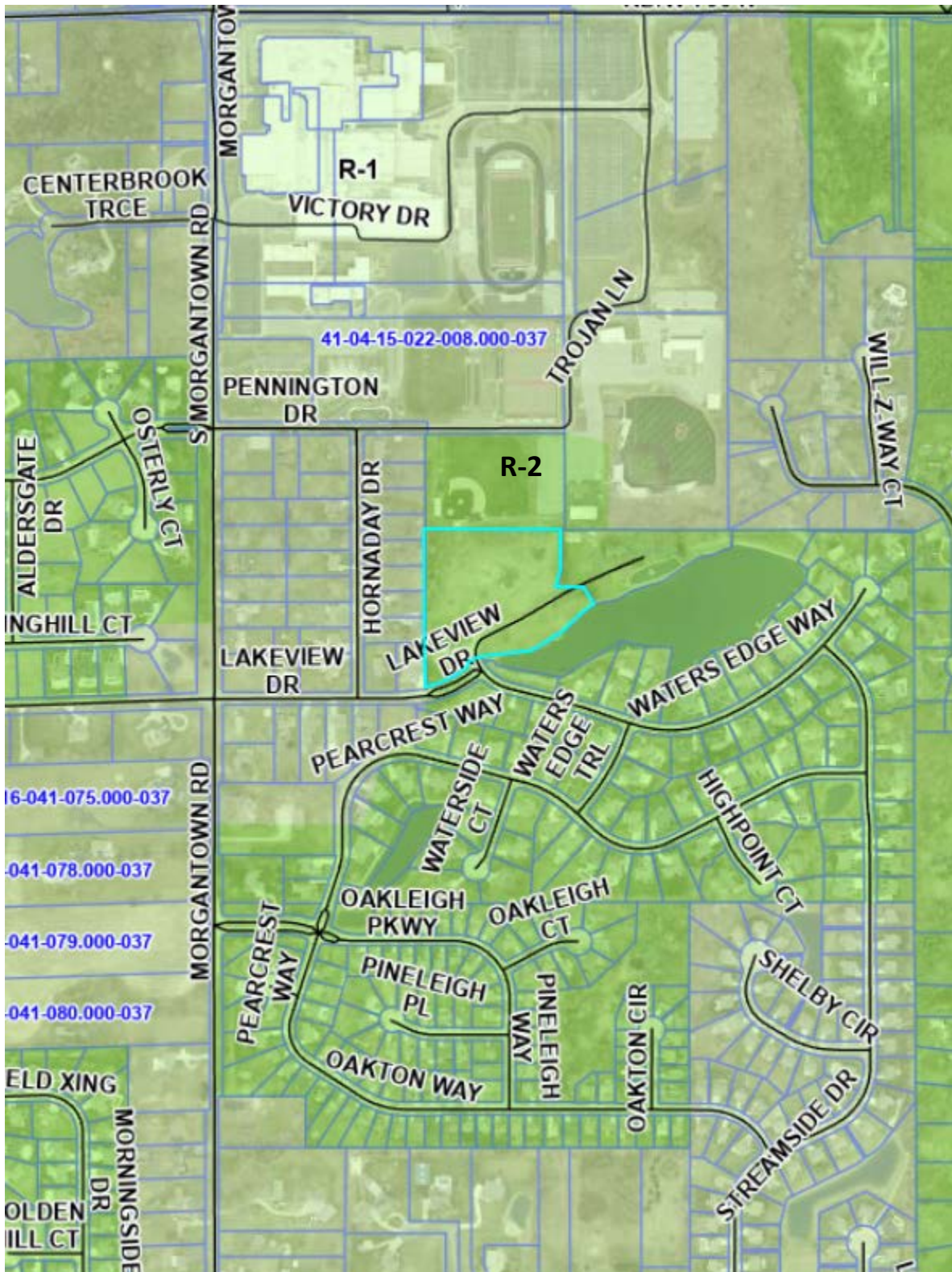
SUBJECT SITE



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.

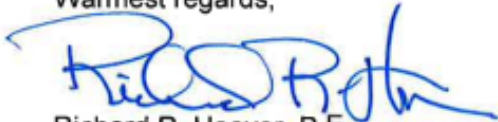
10. The preliminary plat shows a new driveway being installed for Forest and Deborah Stevens. The new driveway is on their personal property.
 - a. Staff will like to see a signed agreement on this driveway prior to the approval of construction plans.

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. Bargersville Fire Department approval is required.
- G. Bargersville 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 Cochrane

Chairman

Andrew Cochrane

Chairman

Chairman

Digitally signed by Andrew Cochrane
DN: cn=Andrew Cochrane, o=Johnson County, email=acochrane@jcgov.com, c=US
Date: 2021.02.12 11:59:27 -0500

Digitally signed by Andrew Cochrane
DN: cn=Andrew Cochrane, o=Johnson County, email=acochrane@jcgov.com, c=US
Date: 2021.02.12 11:10:42 -0500

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

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 Bargersville Utilities as a public water source. It is noted that Lot 1 would like to remain on septic, therefore Lot 1 must be increased to 2 acres in size to meet zoning ordinance requirements. Staff has requested that a change be made to the plat. Those changes have not been presented to Staff before the preparation of staff report and printing.

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.

STAFF ANALYSIS

The minor subdivision preliminary plat as proposed most all requirements of the Subdivision Control Ordinance, Staff is hopeful that a resolution is presented prior to the hearing on the Planning and Highway matters. Staff recommendation, at the time of preparation of staff report, is the Plan Commission should either to continue the petition or deny the petition as presented. This is subject to change and will be discussed at the public hearing.

GENERAL INFORMATION

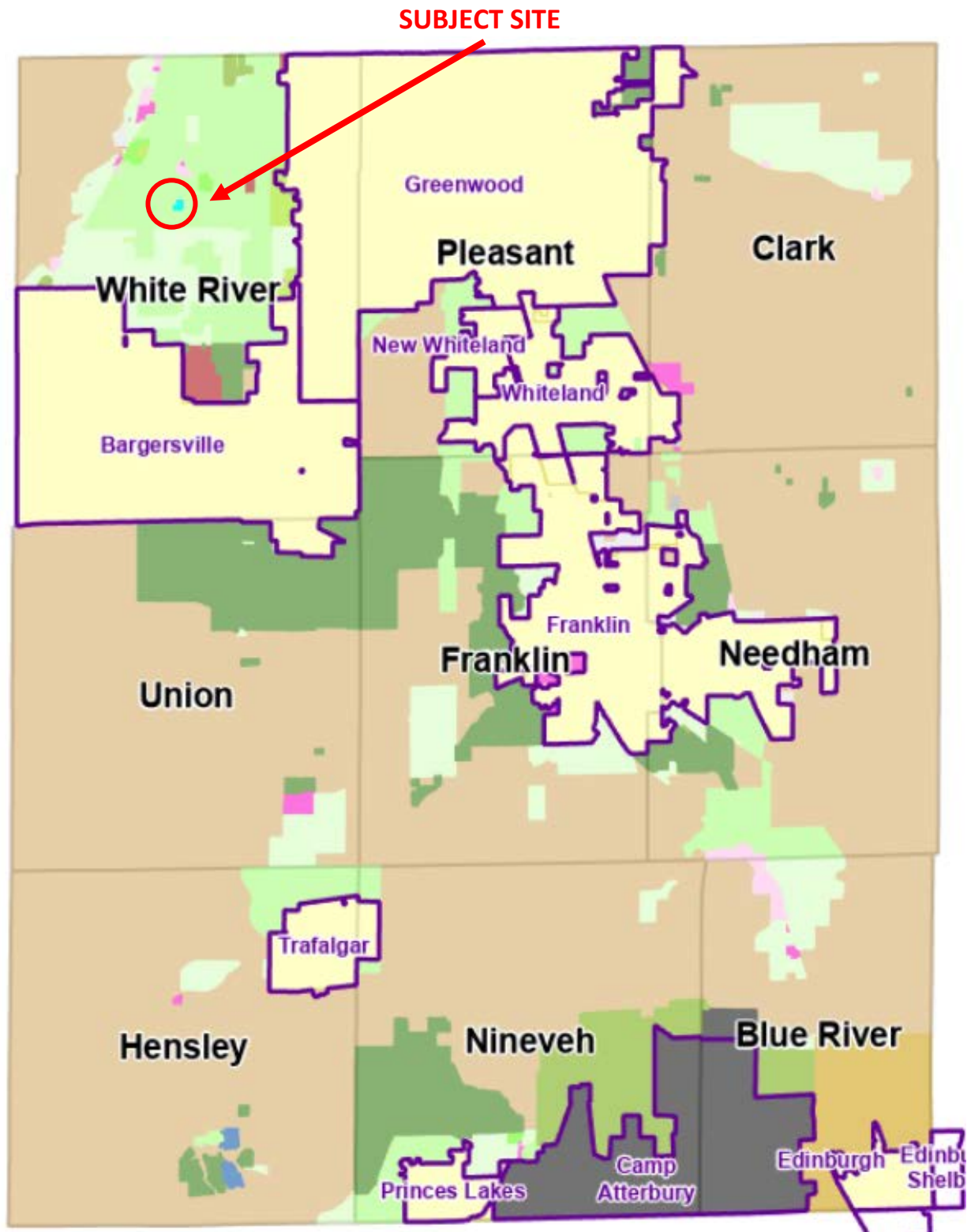
Applicant: Mike Picklesimer
1257 Airport Parkway
Suite A
Greenwood, IN 46143

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

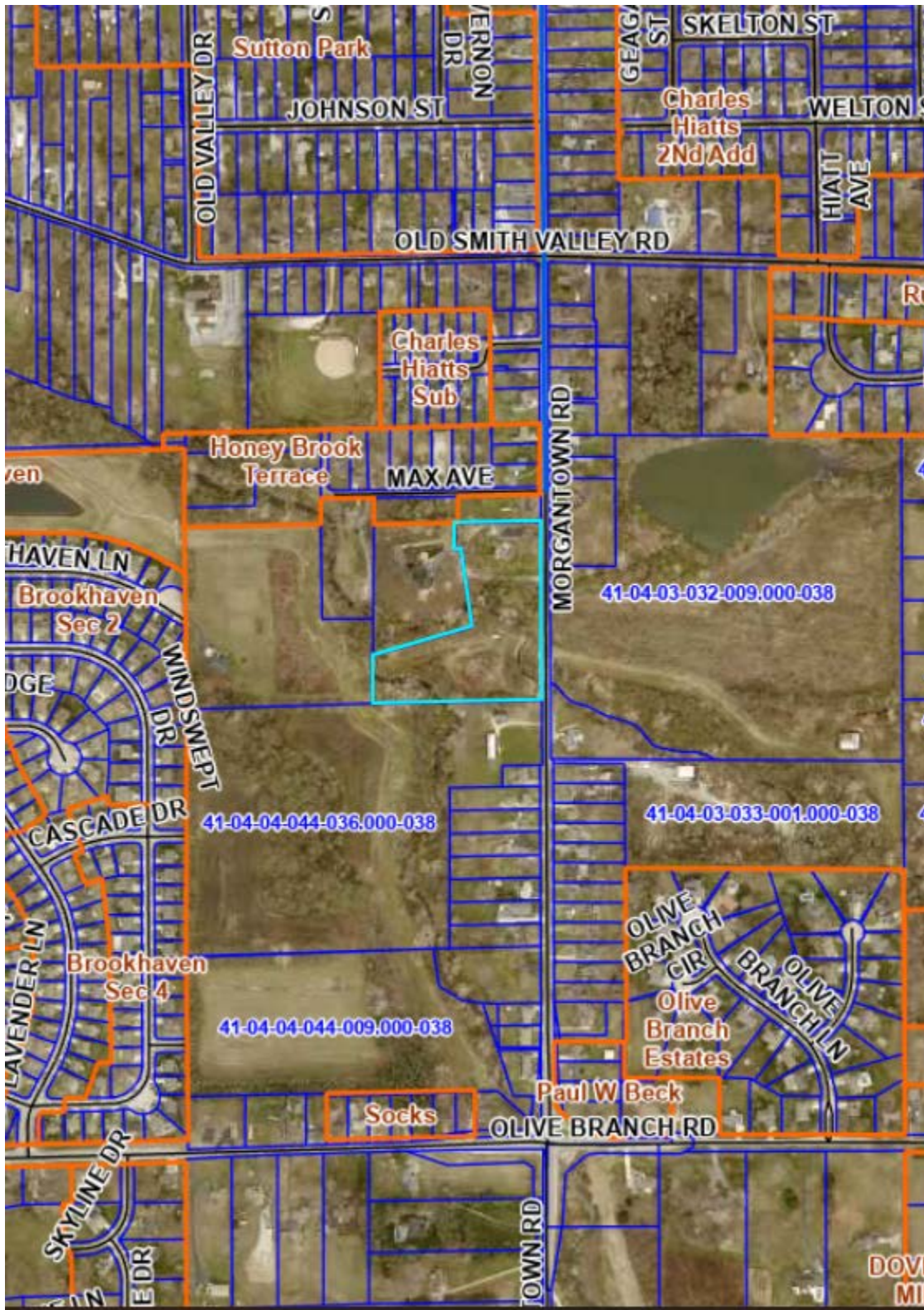
Zoning: R-2 (Single-family Residential)
Land Use: Residential
Future Land Use: Town Residential/Suburban

-RLS

M-8-23 BASE MAP



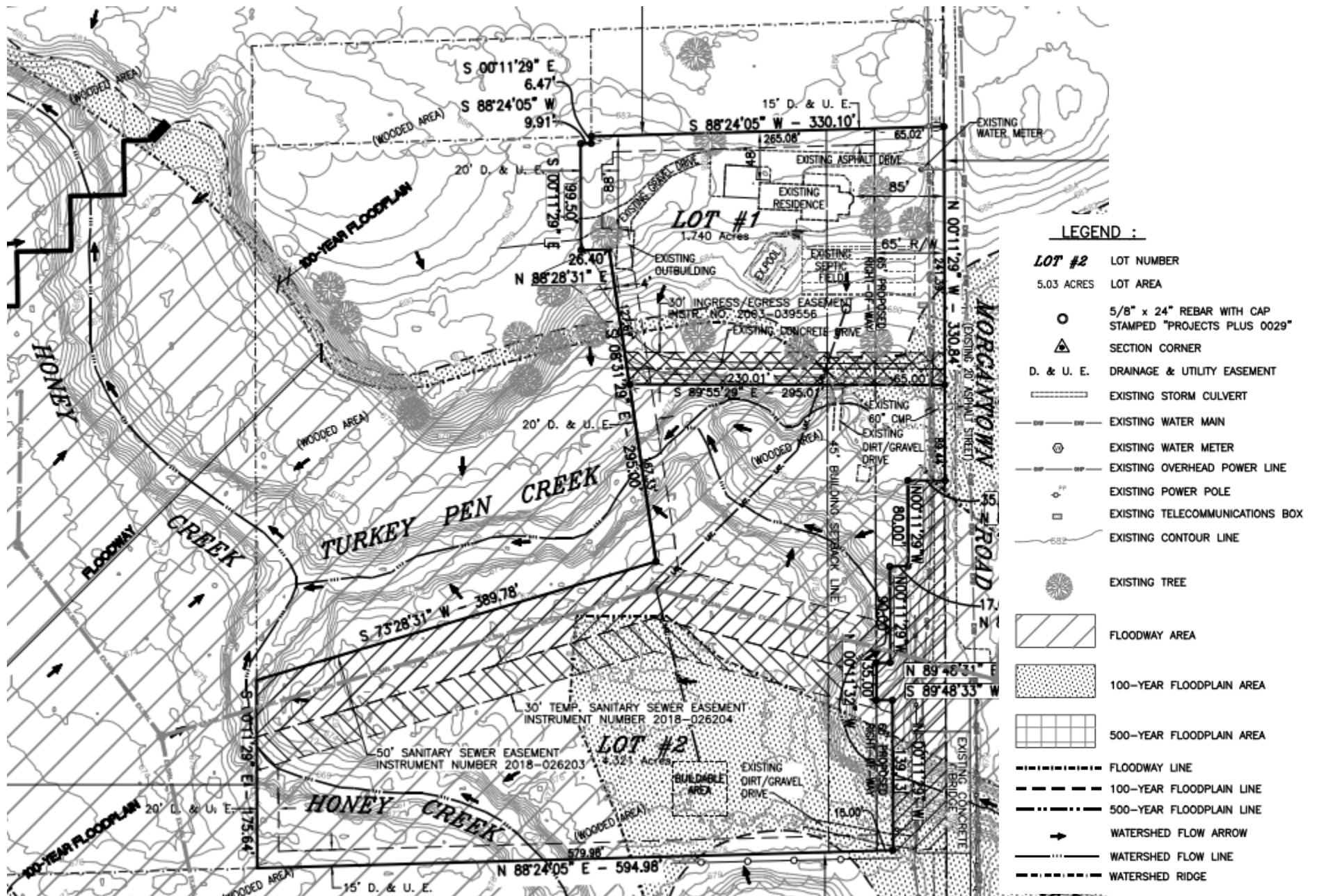
M-8-23 AERIAL MAP



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
Nathanial 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



Pleasant



Clark



Union



Franklin



Needham



Hensley



Nineveh



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 Cochrane

Digitally signed by Andrew Cochrane
DN: cn=Andrew Cochrane, o=Drainage Board,
ou=Johnson County, email=acochrane@jpcw.com, c=US
Date: 2021.02.12 11:58:27 -0500

March 7, 2023



FINAL APPROVAL

Chairman

Andrew Cochrane

Digitally signed by Andrew Cochrane
DN: cn=Andrew Cochrane, o=Drainage Board, ou=Johnson
County, email=acochrane@jpcw.com, c=US
Date: 2021.02.12 11:59:42 -0500

Date

March 7, 2023



DISAPPROVED

Chairman

Chairman

Date

Date

STAFF REPORT

CASE NUMBER: W-3-23
ADDRESS: Southeast Corner of 300 N and 575 W
Parcel 41-09-04-021-004.000-036
PETITIONER: Johnson County REMC by Larry Gesse, Attorney P.C.

REQUEST

WAIVER of the Johnson County Subdivision Control Ordinance to exempt a land division from the minor plat process.

STAFF RECOMMENDATION:

Staff recommends the **approval** of this waiver request.

PROPERTY DESCRIPTION

The parent parcel for this proposed parcel is located in Section 4, Township 13, Range 3, in Union Township at the address 2801 N 575 W. The parent parcel is 92.18 acres and is zoned RR (Rural Residential). The parent parcel is a large agricultural field with a dwelling and various accessory structures. There are no improvements on the proposed 0.75-acre parcel.

The property north of the proposed parcel is 1 acre and is improved with a Hoosier Energy substation. All other surrounding properties are used agriculturally with the occasional residence. The properties to the east and south are zoned RR (Rural Residential), the properties to the west are zoned A-1 (Agricultural), and the properties to the north are within the town limits of Bargersville.

At the February 28, 2023 Board of Zoning Appeals meeting, a variance was approved to allow this proposed parcel to be 0.75 acres in size, which is under the minimum 1-acre requirement for the RR Zoning District.

WAIVER REQUEST

This request, if approved, would allow the petitioner to subdivide a 0.75 acre parcel from the existing 92.18 acre parcel without completing the minor platting process. The purpose of this purposed division is to place a public electrical utility equipment/facility for Johnson County REMC. The petitioner indicates that 0.75 acres is all the space needed for JCREMC's facility and wishes to preserve the other land for more beneficial uses. By waiving the minor platting process, the subdivision can occur via a meets-and-bounds legal description and deed transfer.

The Subdivision Control Ordinance requires RR zoned property to be subdivided via the minor platting process. This is to ensure that newly created parcels have the proper right-of-way, ingress/egress, drainage, utility or similar easements, access to water and sanitation, and enough land to develop a residence. In this case, no residence is being constructed so these plat

details are not necessary. A minor plat would also place the remaining 91 acres under the control of a plat, which is not ideal for agricultural land. If this waiver is approved, the proposed development plan will still require approval by the Technical Review Committee and Drainage Board. Drainage and development concerns will be addressed through these processes. By not platting the property, the remaining 91.43-acre agricultural parcel will maintain its current status as unplatted land. Unplatted agricultural land provides more flexibility to owners and allows larger agricultural tracts to be maintained.

Staff, therefore, recommend approval of this waiver request.

FINDINGS OF FACT

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

Granting of the waiver would not impact, and therefore would not be detrimental to, public safety, health or welfare, and would not be injurious to nearby property.

5. 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.

Granting of the waiver would legally allow the petitioner to divide the property in a manner suitable for the unique needs and utility use of this property.

6. 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;

Granting of the waiver would legally allow the petitioner to divide the property in a manner suitable for the unique use of this property. Platting this property would restrict the future development and agricultural use of the parent tract for the owner.

7. 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 Rural Residential. Granting this waiver would allow for the development and use of the property in a manner aligned with the Rural Residential recommendation.

GENERAL INFORMATION

Applicants: Larry Gesse
1010 W Jefferson St.
Franklin, IN 46131

Owners: RMJ Partnership LLC

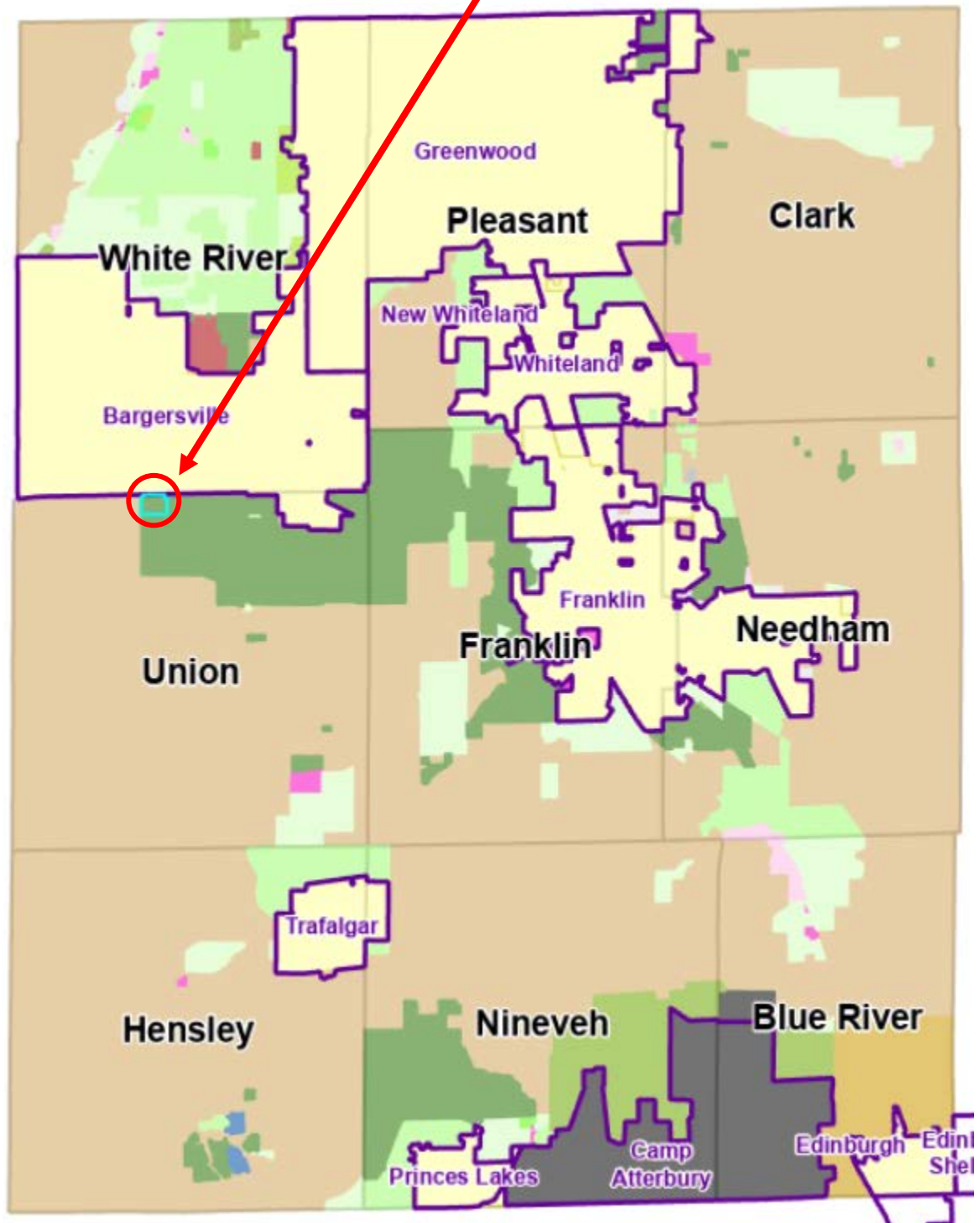
186 S 600 E
Franklin, IN 46131

Zoning: R-R (Rural Residential)
Land Use: Agricultural
Future Land Use: Rural Residential

-RLS

W-3-23 BASE MAP

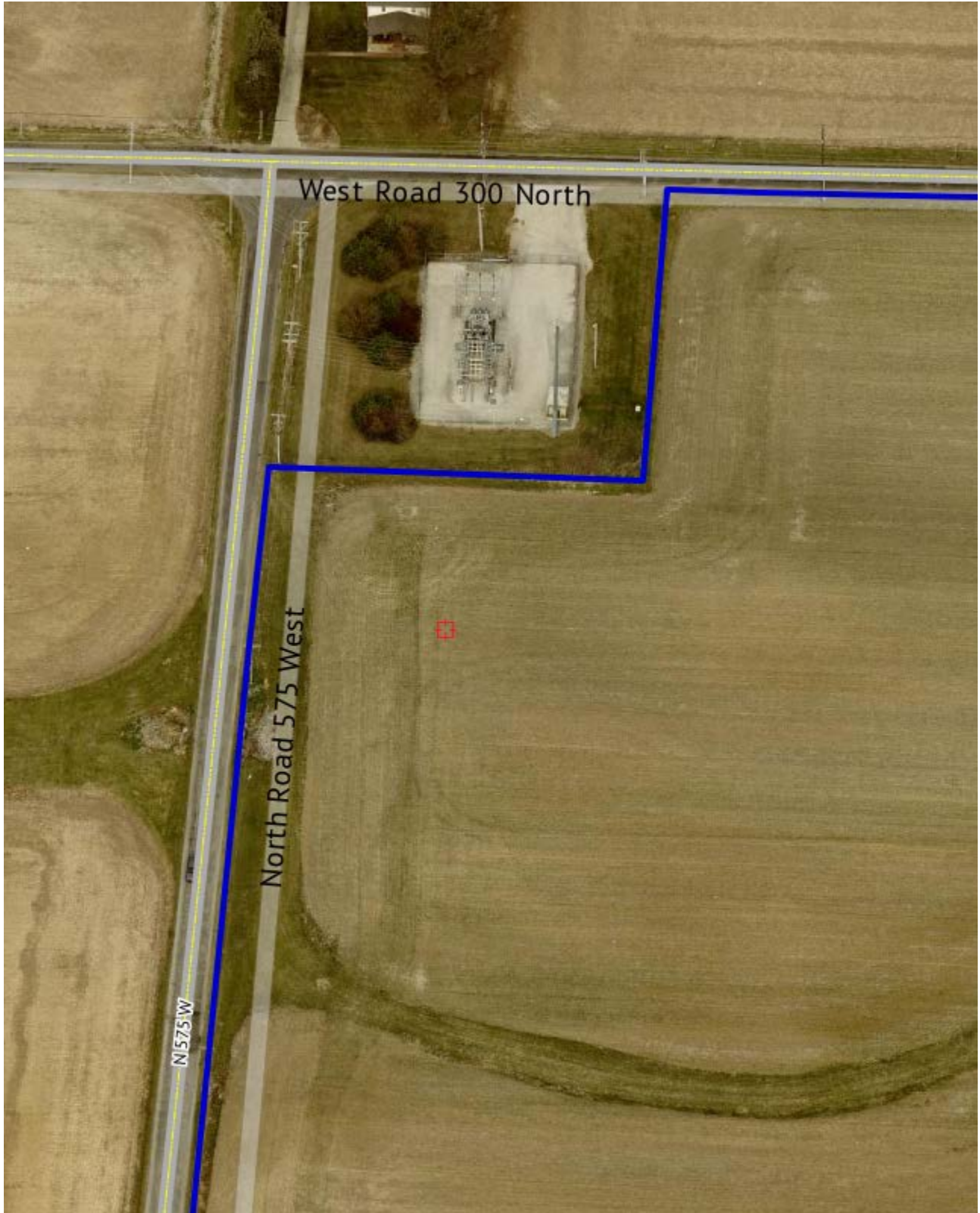
SUBJECT SITE



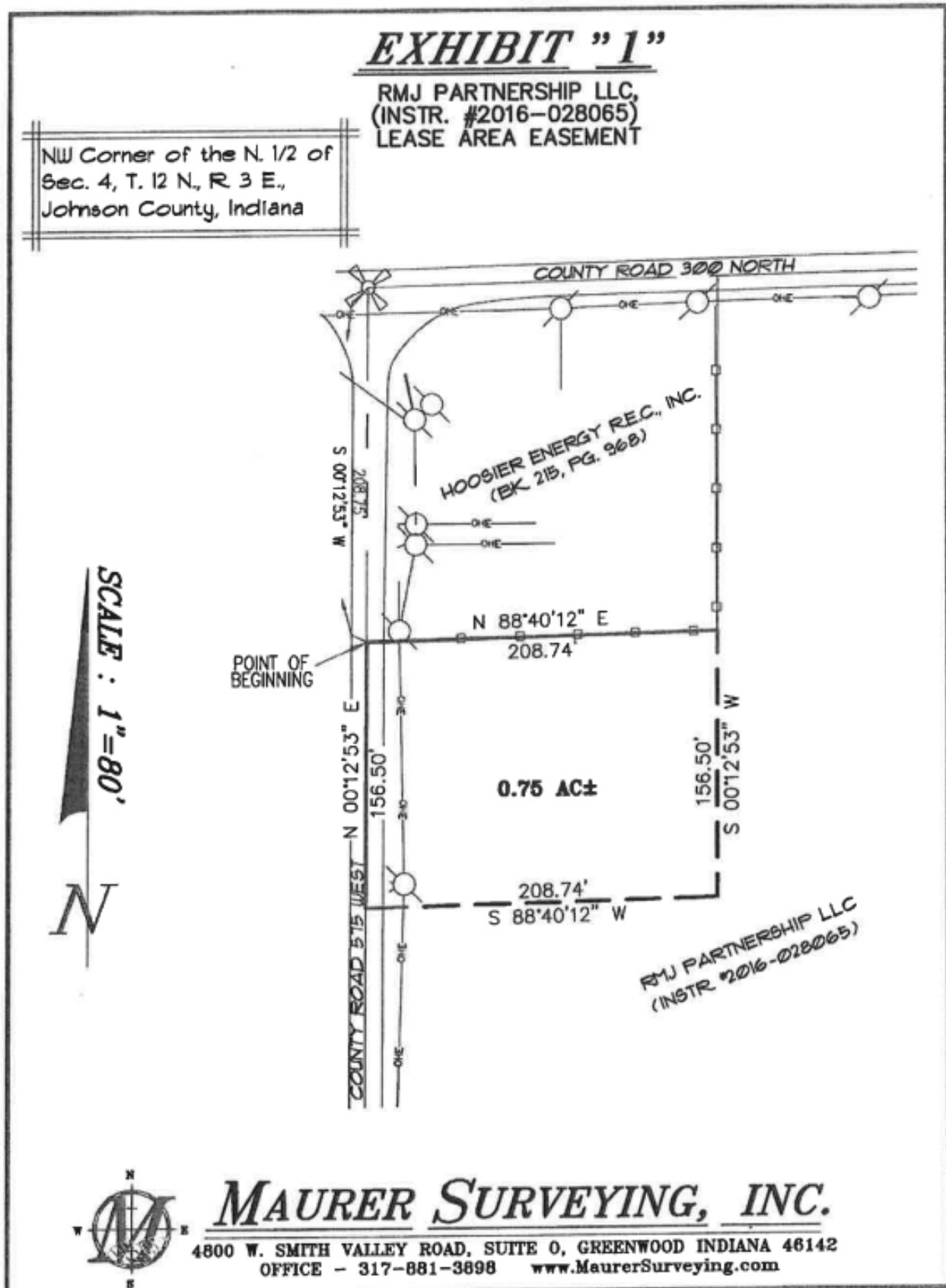
W-3-23 AERIAL MAP



W-3-23 AERIAL MAP II



W-3-23 Proposed Subdivision



W-3-23 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.

THERE IS AN EXISTING ELECTRIC UTILITY FACILITY WHICH THIS
WAIVER WILL NOT AFFECT. THERE WILL BE RESTRICTED ACCESS WITH
NO PUBLIC ACCESS. WAIVER WILL NOT AFFECT REMAINING VALUE
AND NOT INTERFERE WITH FURTHER USE OF 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.

SMALL PARCEL FOR PUBLIC UTILITY USE, ONLY AND NO RESIDENTIAL
USE IF WAIVER IS GRANTED.

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.

SUBDIVISION IS NOT FOR PERSONAL USE, INSTEAD FOR PUBLIC
UTILITY AND NOT FOR ANY FURTHER DIVISION. ALSO, LOCATED
ADJACENT TO EXISTING ELECTRICAL FACILITY AND PLATTING OR
SUBDIVISION NOT NECESSARY.

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 USE FOR ELECTRICAL UTILITY PURPOSES DOES NOT CONFLICT WITH
THE NEED FOR ONE ACRE FOR RESIDENTIAL PURPOSES, AND THE NEEDS OF
RESIDENTIAL USES. THIS SUBDIVISION OF LAND IS NOT FOR FUTURE
ABILITY OF SURROUNDING LANDOWNERS BENEFIT BUT TO ALLOW PUBLIC
UTILITY USE AND FINANCING. WAIVER WOULD NOT PREJUDICE
FURTHER SUBDIVISION CONTROL OF SURROUNDING AREA.

W-3-23 SITE PHOTO



STAFF REPORT

CASE NUMBER: W-4-23
ADDRESS: 2706 S 25 W, Franklin
PETITIONER: Hope Lemmel

REQUEST

WAIVER of the Johnson County Subdivision Control Ordinance to provide for a two-lot Roadside Subdivision where both lots will have between 100 and 109 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 this wavier requests.

PROPERTY DESCRIPTION

This 15.3-acre site in Franklin Township is zoned A-1, Agricultural, and is improved with two single-family dwellings, an accessory structure, and tennis court. The southern portion of the property has a portion of a large pond. Much of the property is wooded. The site is surrounded by various sized residential lots and parcels used agriculturally to the north. All surrounding areas are zoned A-1.

These waiver requests, if approved, would allow for the subsequent split, via the Roadside Subdivision process, of the subject 15.3-acre parent parcel into 2 lots. The newly created parcel will be approximately 2.25 acres and the remaining tract will be approximately 13.05 acres in size. The larger parcel will include the existing single-family dwelling and other residential improvements. The smaller parcel will include the second single-family dwelling. The petitioner's mother-in-law owns the parent parcel.

WAIVER REQUEST

The 2,100 square feet second single-family home on the property was built in 1989. The current zoning ordinance allows accessory dwellings up to 1,000 square feet in area. This home is considered legally nonconforming since it was constructed prior to the current zoning ordinances. The petitioner is seeking to subdivide the property so that each dwelling has its own parcel. This would allow the petitioner to purchase the second home. The petition intends to utilize the existing shared driveway.

New lots created via the Roadside Subdivision process must have a minimum of 200 feet of road frontage. As proposed, each lot will have between 100 and 109 feet of road frontage. Three lots to the south, that share the pond, have no road frontage. Parcels to the south along 300 S have less than 200 feet of road frontage.

The staff regards this as a deviation from the ordinance requirements suitable to unique development of the property and the proposal is consistent with the existing development in the area.

Staff recommends approval of this waiver request.

FINDINGS OF FACT

8. 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. This proposal will not generate an increase in density or development since two dwellings already exist.

9. 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 property will be logically divided based on the current characteristics of the site, two existing dwellings, 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.

10. 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 property has two single-family dwellings. Subdividing the property will allow the second home to be sold to a different owner.

11. 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. The characteristics of this parcel make agricultural uses improbable. Granting this waiver would will not generate an increase in density or development since two dwellings already exist.

GENERAL INFORMATION

Applicant: Hope Lemmel
1943 Skyline Dr
Greenwood, IN 46143

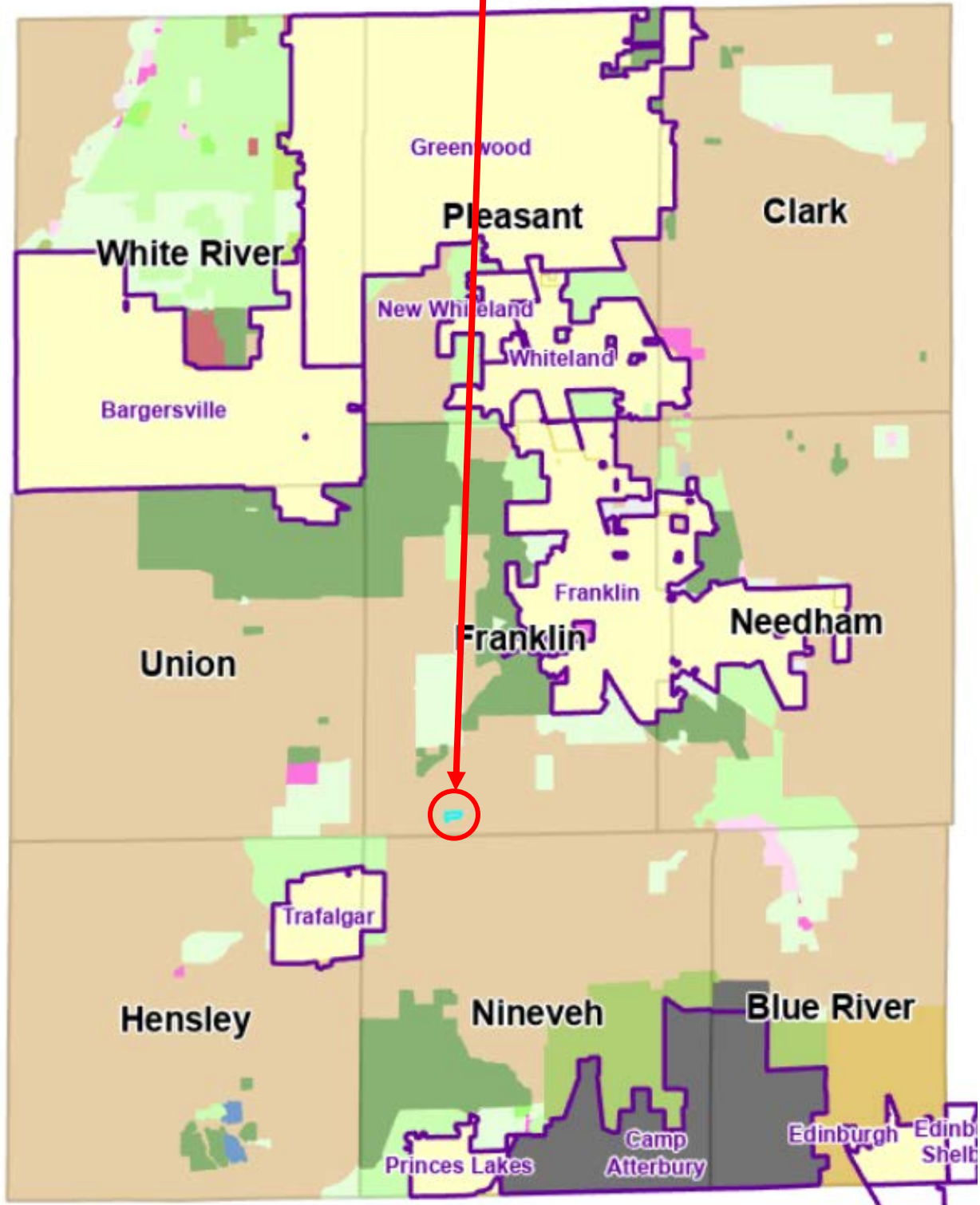
Owners: Margaret M Lemmel Revocable Trust
2706 S 25 W
Franklin, IN 46131

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

-RLS

W-4-23 BASE MAP

SUBJECT SITE



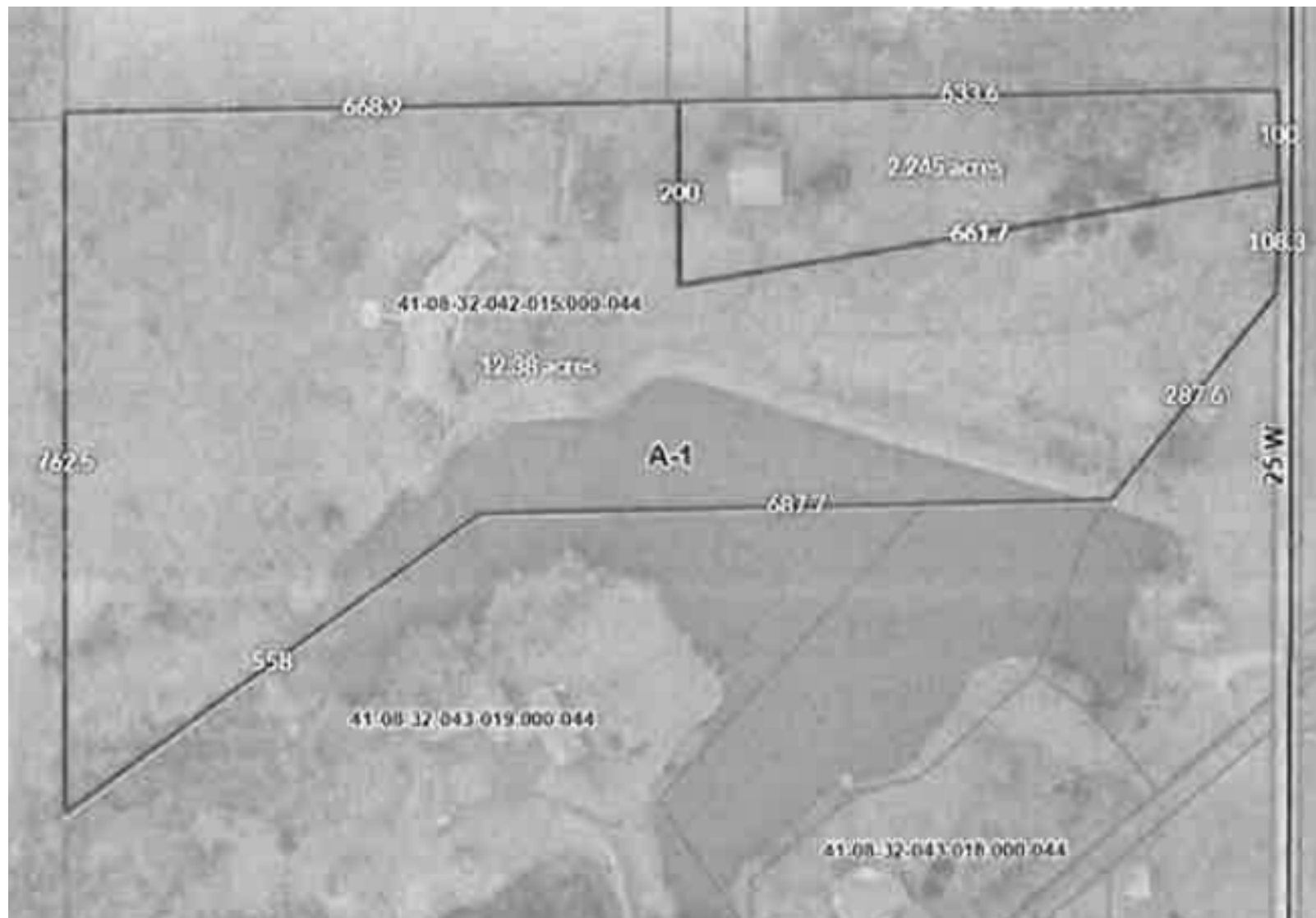
W-4-23 AERIAL MAP



W-4-23 AERIAL MAP II



W-4-23 Proposed Subdivision



W-4-23 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.

It will not be detrimental to the public safety, health or welfare. We are not going to change anything about the 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.

It is unique to the property because there is only 200' of road frontage.

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.

Yes, we wouldn't be able to split the property even though it has an existing building.

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

It will not.

STAFF REPORT

CASE NUMBER: W-5-23
ADDRESS: 2868 S 525 W, Trafalgar
PETITIONER: Jay Bridgins

REQUEST

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

12. the subdivision is of a 9.33-acre Agriculturally-zoned lot (must be at least 12 acres in area to be subdivided via the Roadside Subdivision process),
13. one lot will have 20 feet of road frontage (any lot newly-created via Roadside Subdivision must have at least 200 feet of road frontage), and
14. where one lot will be approximately 5 acres (new lots created via the Roadside Subdivision process must have an area of exactly 2 acres).

STAFF RECOMMENDATION:

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

PROPERTY DESCRIPTION

This 9.33-acre site in Union Township is zoned A-1, Agricultural, and is improved with a single-family dwelling, several accessory structures, fenced in pasture, and two small ponds. The southwest portion of the property is wooded. The site is surrounded by various sized residential parcels and large agricultural parcels. All surrounding areas are zoned A-1.

These waiver requests, if approved, would allow for the subsequent split, via the Roadside Subdivision process, of the subject 9.33-acre parent parcel into 2 lots. The newly created parcel will be approximately 5 acres and the remaining tract will be approximately 4 acres in size. The 4-acre parcel will include the existing single-family dwelling and other accessory structures. The 5-acre parcel, according to the submitted split proposal, will be improved with a single-family home, accessory structure, and pool.

WAIVER REQUEST 1: PARCEL PARCEL AREA

A parcel must be at least 12 acres in area in order to be eligible for Roadside Subdivision. This lot, at 9.33 acres, falls short of that requirement. This requirement is intended to preserve agricultural land as well as prevent further division of small tracts of land that would allow encroachment of significant residential density into agricultural areas. The proposed subdivision would conflict with the large-lot, rural residential character of the area. The owners of the surrounding large parcels have the reasonable assumption that the County would not

allow the density of the area to increase beyond the 5-acre lot size with adequate road frontage when choosing to purchase and develop their properties. The size of the proposed lots would limit future agricultural uses. To subdivide the property in this manner, the property should have a residential zoning designation and the drainage and utility easements required with a Minor Plat to support continued residential use of the property.

Granting of this waiver could lead to similar requests from nearby parcels that do not meet the minimum standard as well.

Staff recommends denial 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 20 feet of road frontage and the remaining tract will have 258 feet. This requirement discourages the creation of 'flag' lots, which represent disorderly development, often producing property line disputes, difficulty in locating and identifying specific dwellings from the public right-of-way, and generally inefficient land use. As proposed new lot would be designed as a flag lot, with majority of the parcel situated behind an existing improved parcel.

The proposed flag lot, already undesirable, is exacerbated by the existing non-conforming residence to the west of the proposed lot. This property is accessed via a private drive off of 525 W. Staff does not recommend increasing nonconforming lots in this area by allowing a new flag lot.

Staff recommends denial of this waiver request.

WAIVER REQUEST 3: LOT OVER 2 ACRES

The Roadside Subdivision process requires newly-created lots to be exactly two acres in area. The two-acre minimum ensures that a new lot has enough area, but no more than is necessary, to accommodate a septic system. The two-acre maximum, implemented county-wide over time, is intended to preserve the amount of land available for agricultural use within the county and to limit residential encroachment into agricultural areas.

This request, if approved, would allow for an approximately 5 acres and the remaining tract will be approximately 4 acres in size. The Roadside Subdivision regulations are intended to provide property owners the opportunity to create tracts of land for residential development, but in a manner that minimizes encroachment of residential uses into agricultural areas. This request would not support the intent of the subdivision regulations. Further, there is no hardship present, unique to this property, which warrants relief from the regulations' requirements. Further, the grant of this waiver could encourage future requests for additional, similar splits.

Staff recommends denial 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.

Nothing unique to the property itself to validate an additional split for the parent parcel.

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;

This parcel does not present any particular physical condition that prevents the parcel from adhering to the ordinance.

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. The first goal of the Comprehensive Plan is "protect the farmer's right to farm while preserving rural character." This request would allow for an additional lot, which would alter the rural character of the area. The development of the original tract of land has resembles more of a rural residential land use.

GENERAL INFORMATION

Applicant: Jay Bridgins
5810 Spring Oaks Way
Indianapolis, IN 46237

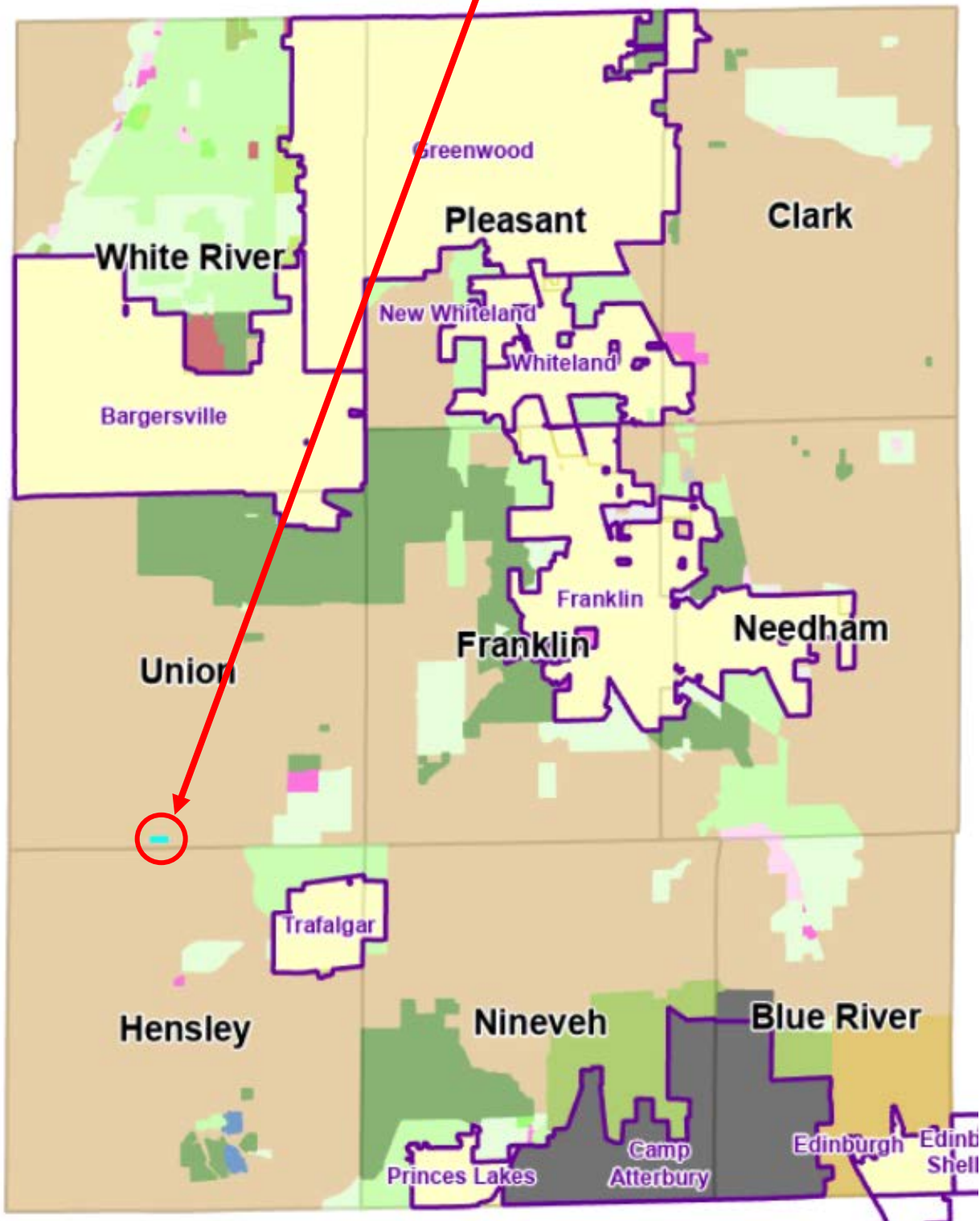
Owners: Christina Miller
2868 S 525 W
Trafalgar, IN 46181

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

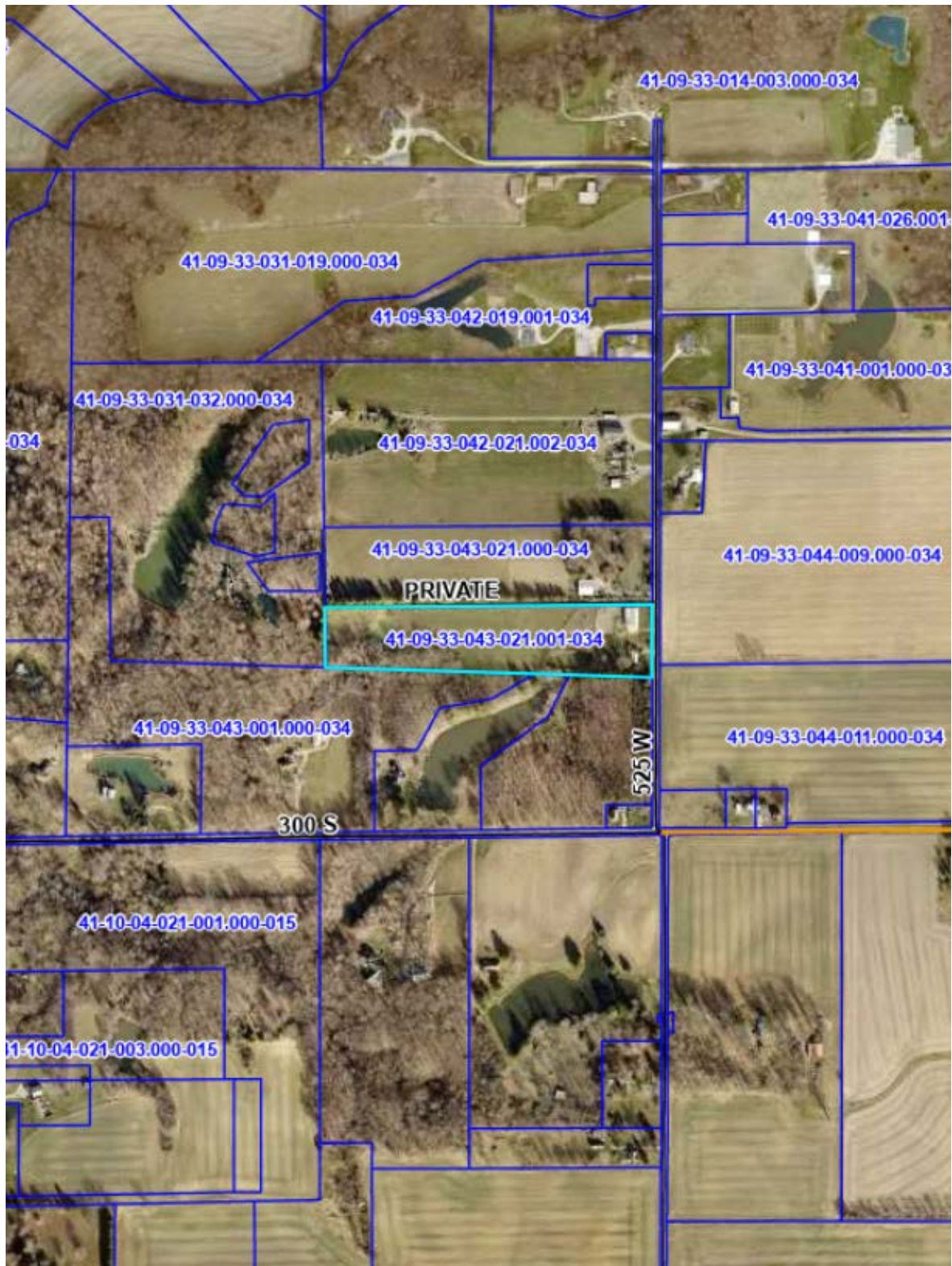
-RLS

W-5-23 BASE MAP

SUBJECT SITE



W-5-23 AERIAL MAP



W-5-23 AERIAL MAP II



W-5-23 Proposed Subdivision



W-5-23 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.
One driveway will be added along a dead end street that sees minimal traffic. Driveway will have clear visibility in all directions. No neighboring property will be affected by this waiver. Proposed house will sit on the natural high point of the land so as not to affect natural drainage of storm water.
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.
Agreed and both properties created from this waiver will be owned by the same family
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 property is not currently large enough to be used as a profitable agricultural business.
There is also a deep ravine and treeline that is unusable as agricultural land.
4. The waiver will not, in any manner, contravene provisions of the Zoning Ordinance, Comprehensive Plan, or Official Map, as interpreted by the Commission.
We only wish to build a house and future pole barn on the land which is allowed in the A-1 district. The only limitation currently is that the property is below the 12 acre threshold to divide land in this district. All new structures will comply with set backs and restrictions set for the A-1 district.

STAFF REPORT

CASE NUMBER: M-9-23
ADDRESS: 5118 W. Stones Crossing Road, Greenwood, IN
PETITIONER: Tammy L. Dorman by Barkocy Surveying, Inc.

REQUEST

Approval of a Residential Subdivision Plat, to be known as Replat of Lot 1 in Charles & Priscilla Shepherd Minor Plat Subdivision, dividing 6.511 acres into 2 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 6.88-acre site in White River Township is zoned R-1, Single Family Residential. The site is improved with a single-family dwelling, detached accessory structure, and pool. Center Grove High School and Center Grove Middle School are to the East. All surrounding parcels are zoned R-1.

PROPOSED MINOR PLAT

This request, if approved, would provide for the subdivision of the subject site into two lots. The petitioner is proposing a replat lot 1 of the Charles and Priscilla Shapher Minor PLat into two equal lots. This will result in three lot overall in the Charles and Priscilla Shapher Plat. At the January 23, 2023 Plan Commission meeting a waiver was approved to allow for both lots to have a depth-to-width ratio of 2.6:1. Both lots will have road frontage on W. Stones Crossing Road. One lot will be 3.26 acres and the other lot will be 3.243 acres. Both lots will be served by private septic systems.

GENERAL TERMS AND CONDITIONS

Technical Review Committee

The Technical Review Committee reviewed the Replat of Lot 1 in Charles & Priscilla Shepherd Minor Plat on March 31, 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 Replat of Lot 1 in Charles & Priscilla Shepherd Minor Plat at its April 4, 2023 meeting.

**Johnson County Planning Engineer, White River Fire Department, Bargerville Utilities,
Centerpoint Energy**

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

Johnson County Highway Department, Johnson County Health Departmentm, JCREMC

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: Andrew Barkocy, Barkocy Surveying, Inc.
4800 W. Smith Valley Road,
Ste. O
Greenwood, IN 46142

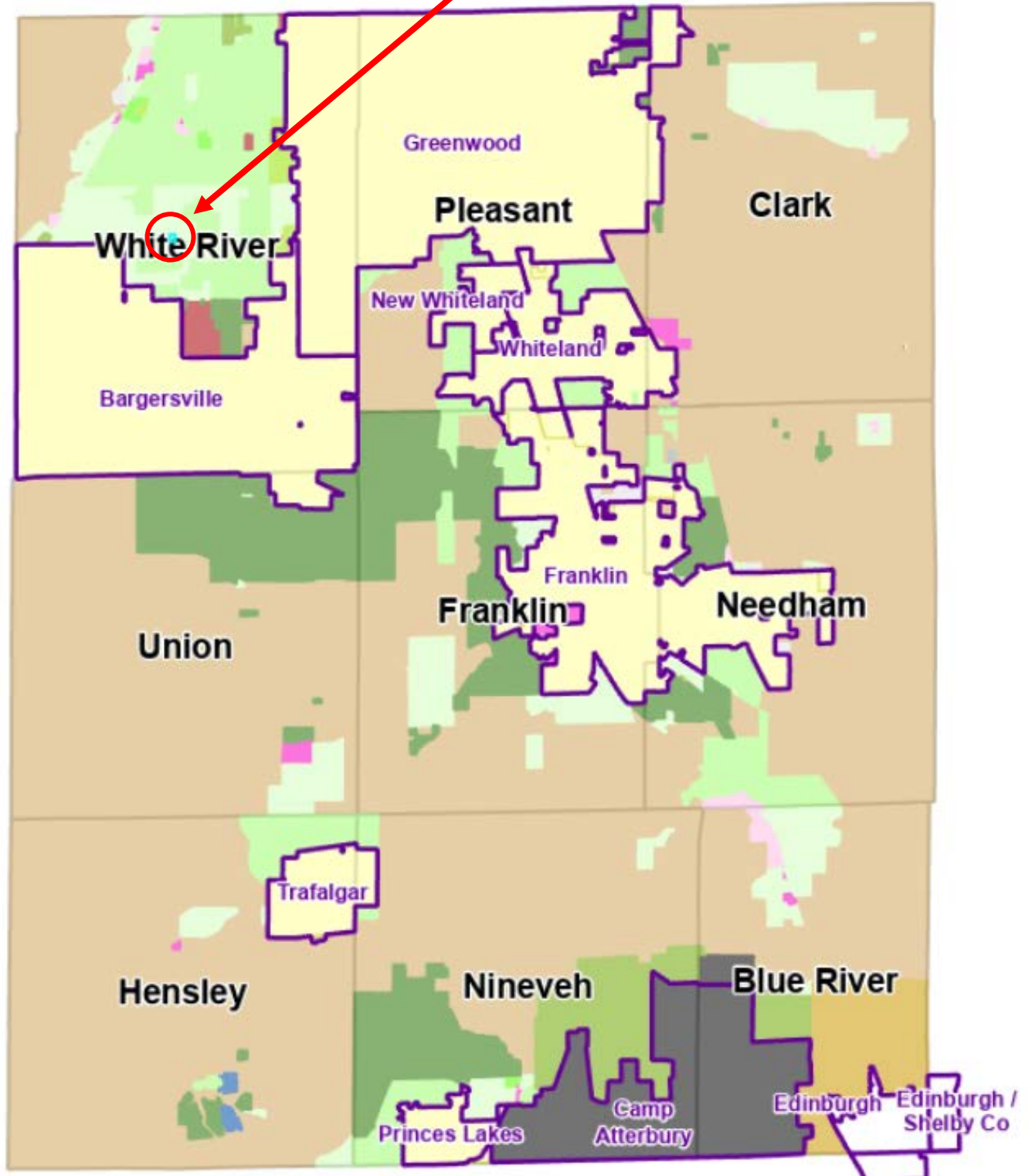
Owner: Tammy Dorman
5118 W Stones Crossing Rd
Greenwood, IN 46143

Zoning: R-1 (Single-family Residential)
Land Use: Residential
Future Land Use: Rural Residential

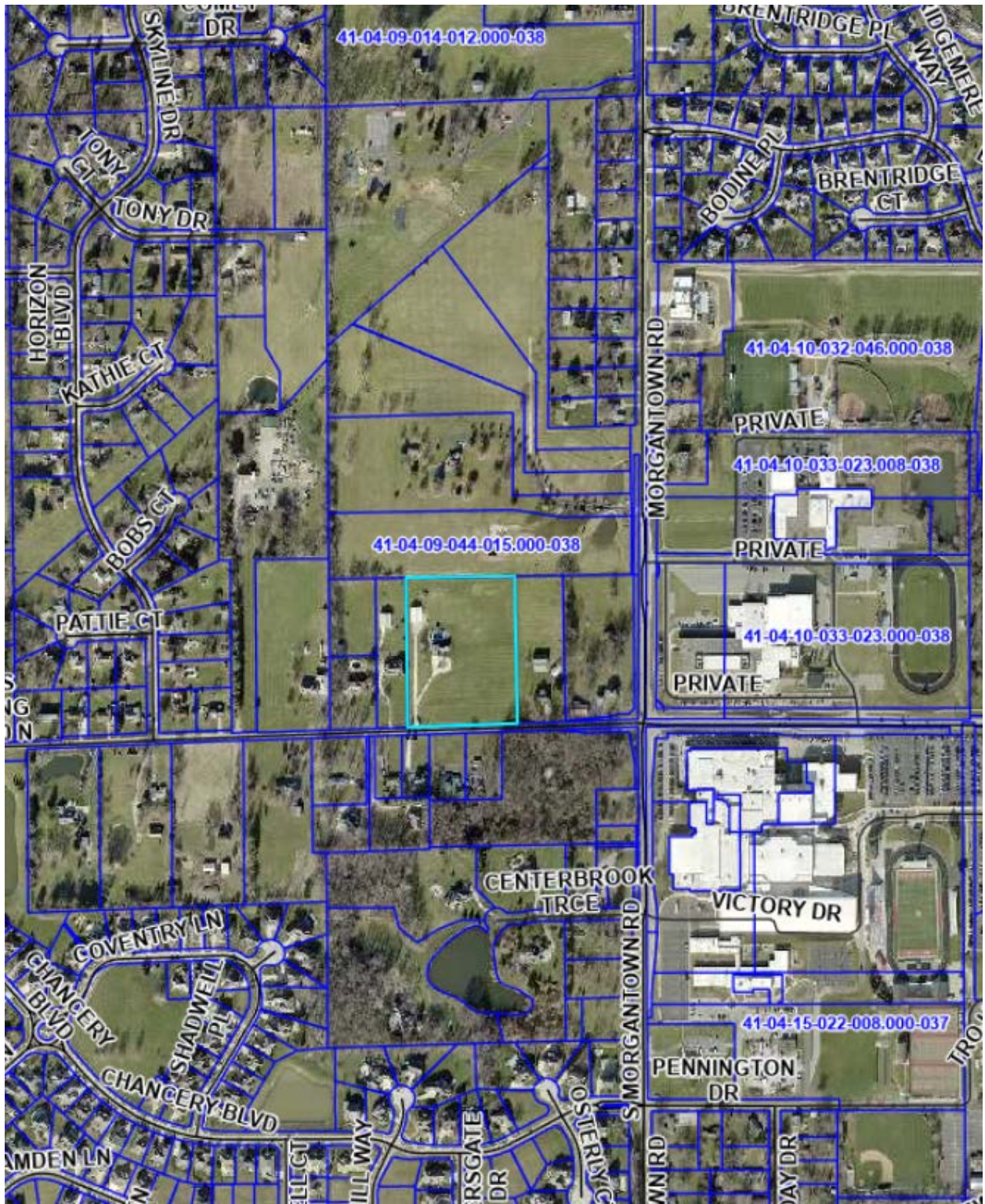
-RLS

M-9-23 BASE MAP

SUBJECT SITE



M-9-23 AERIAL MAP

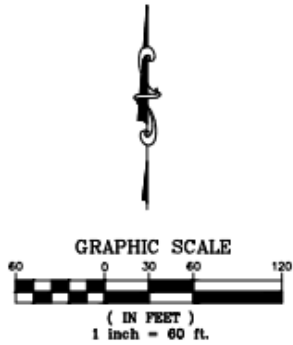


M-9-23 AERIAL MAP II




M-9-23 PROPOSED SUBDIVISION

NOTE: STORM WATER PERMITS MAY BE REQUIRED THROUGH JOHNSON COUNTY PLANNING & ZONING.

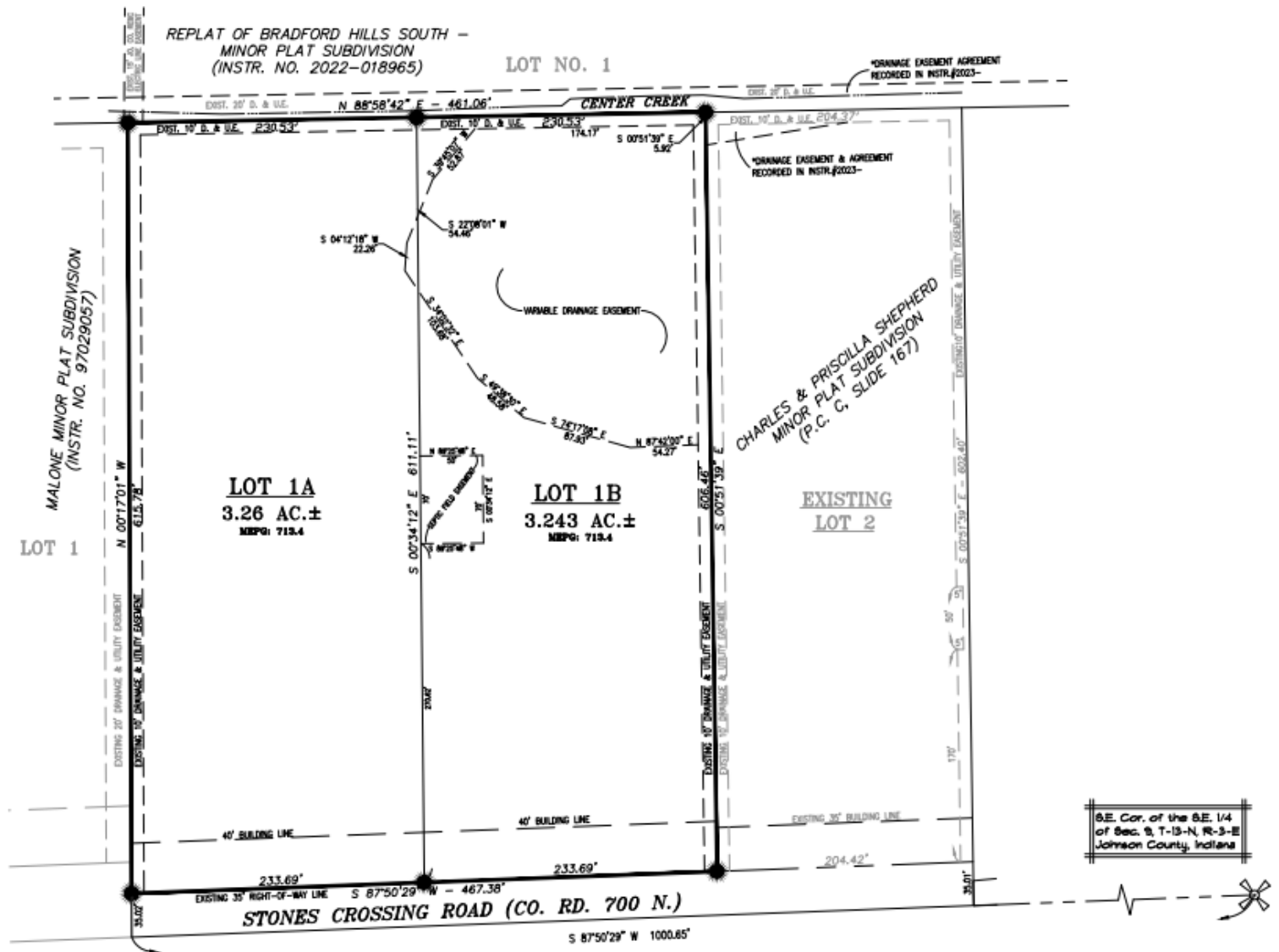


LEGEND

MEPG - MINIMUM ELEVATION PROTECTION GRADE
 - CAPPED REBAR SET OR FOUND

BUILDING PERMIT NOTE:

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON LOT 1B, THE DETENTION FACILITY WILL NEED TO BE PERMITTED, CONSTRUCTED, AND ACCEPTED BY JOHNSON COUNTY PLANNING AND ZONING.



PROPOSED LOT 1A
3.26 AC.±
MEPG: 713.4

PROPOSED LOT 1B
3.243 AC.±
MEPG: 713.4

EXISTING LOT 2
SHANNON L. & MARGARET A. SHEPHERD
(DR. 238, PG. 81)

PROPOSED DRY DETENTION

PROPOSED NEW LOT LINE

GENERAL LOCATION FUTURE RESIDENCE

GENERAL SEPTIC LOCATION

STONES CROSSING ROAD (CO. RD. 700 N.)

CHARLES & PRISCILLA SHEPHERD MINOR PLAT SUBDIVISION (P.C. C. SLIDE 167)

PROPOSED LOT 1A
3.26 AC.±
MEPG: 713.4

PROPOSED LOT 1B
3.243 AC.±
MEPG: 713.4

EXISTING LOT 2
SHANNON L. & MARGARET A. SHEPHERD
(DR. 238, PG. 81)

PROPOSED DRY DETENTION

PROPOSED NEW LOT LINE

GENERAL LOCATION FUTURE RESIDENCE

GENERAL SEPTIC LOCATION

STONES CROSSING ROAD (CO. RD. 700 N.)

CHARLES & PRISCILLA SHEPHERD MINOR PLAT SUBDIVISION (P.C. C. SLIDE 167)



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

March 24, 2023
Rev March 27, 2023

Mr. Andrew R. Barkocy
Barkocy Surveying, Inc.
4800 West Smith Valley Road, Suite O
Greenwood, Indiana 46142

Re: Replat of Lot 1 Charles and Priscilla Shepherd Minor Subdivision
Preliminary/Final Plat Comments
M-9-23
DR-3522-23

Dear Andrew:

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

1. Final Plat: Ensure signature lines for all property owners are included.
2. Final Plat: Ensure Plan Commission Approval Statement with a signature block is included.
3. Final Plat: Ensure signature lines are placed in the following order: Assessor, Auditor, and Recorder.
4. Final Plat: Ensure "Duly Entered for Taxation - Subject to Final Acceptance" is included above Auditor's signature.
5. Final Plat: Ensure the type of subdivision, Residential, Commercial, or Industrial is indicated under the title.
6. 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."
7. 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.
8. This property is zoned R-1, Single-Family Residential District, and only permitted uses are allowed on this property. Those permitted uses are listed on page 64 of the Johnson County Zoning Ordinance.
9. Final Plat: Ensure note "Storm Water Permits may be required through Johnson County Planning & Zoning" has been added.
10. Final Plat: Ensure placement signature lines in the following order: Assessor; Auditor; Recorder.

M-9-23 TECHNICAL REVIEW COMMENTS Page 2 of 6

11. Final Plat: Ensure the note "Duly Entered for Taxation - Subject to Final Acceptance" has been added above the Auditor's signature.
12. 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."
13. Final Plat: Provide one (1) Mylar and one (1) electronic (pdf) copy of the approved and recorded plat.
14. 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.
15. Planning Comments:
 - a. The Building Setback line for these properties is now 40' (Front Setback in the R-1 Zoning District for a Major Collector). Please correct the plat.
 - b. Supply supporting data showing the existing structures and the setback measurements to all property lines.
 - c. Public Notice for Plan Commission needs to be completed by 4/3. Please have Staff review the newspaper's legal notice before being submitted. Staff will supply the public notice letter for the surrounding properties and a list of addresses.
 - d. Submit the Final Preliminary Plat for the PC agenda addressing TRC and Drainage Board comments by April 6.
 - e. Applicants are responsible for submitting the Final Preliminary Plat to all checkpoint agencies for approval/no objection prior to the PC meeting on April 24.
16. Planning Engineer Comments:
 - a. Proposed offsite easement(s)
 - i. Provide recorded offsite easements for existing Lot 2, Charles and Priscilla Shepherd Minor Subdivision, and for existing Lot 1, Replat of Bradford Hills South Minor Subdivision.
 - ii. In lieu of these easements, provide a recorded easement of that area outside of the existing easements across Lot 2, Charles and Priscilla Shepherd Minor Subdivision and written permission from the owner of existing Lot 1, Replat of Bradford Hills Minor Subdivision. Refer to the enclosed Easement Exhibit, Swale Exhibit, and As-Built Exhibit.
 - b. Please provide Emergency Spillway Calculations per the Johnson County Technical Standard Manual, Chapter 6, Section D.9.
 - c. Prior to construction on Lot 1B, construction plans/documents and a Stormwater Permit (SWP) will be required.
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. See attached comments.
20. White River Township Department approval is required. See attached comments.

M-9-23 TECHNICAL REVIEW COMMENTS Page 3 of 6

21. Please provide Will-Serve Letters from the following:

- a. Bargersville Utilities (water)
- b. Johnson County REMC
- c. 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: Files



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: March 17, 2023
To: File
From: Daniel E. Johnston, P.E. Highway Engineer
Nathanial J. Annis, Engineer Technician
Rachael Schaefer, Senior Planner
Cc: Richard R. Hoover, P.E. Planning & Zoning Engineer
Michele Hansard, AICP, Director

Subject: Replat of Lot 1 in Charles & Priscilla Shepherd Minor Plat Sub.

1. Stones Crossing Road is classified as a Major Collector, 35' right-of-way dedication is required, and shown correctly on the plans.
2. Future access points will require a line of sight study. Driveways should be positioned to provide the safest line of sight for exiting vehicles as shown on the plans. Each new driveway will require a driveway permit from the Highway Department and will require a culvert when needed.
3. Driveway permits will not be issued until the plat and the right-of-way have been approved and recorded.
4. 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.

M-9-23 TECHNICAL REVIEW COMMENTS Page 5 of 6

From: Schultz Elizabeth - Health Dept
Sent: Thursday, March 23, 2023 4:58 PM
To: 'Andrew Barkocy'; Hoover Richard - Planning & Zoning
Cc: Paulin Kevin - Health Dept; Hall Cassi - Health Dept; Fleener Caleb - Health Dept; Smith Robert - Health Dept
Subject: RE: TRC Agenda for 03/21/23

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Elizabeth,

Thank you! We will be working on that location and follow up with an easement if necessary. Would you be ok if it is just a platted easement and not a separate recorded easement? **Platted easement is AOK**

The soil borings for Lot 1B are being completed on the 14th and we will send the report when we get them. We are looking at day lighting into the dry detention area if elevations work. **No mosquito harborages will be created.** If not, there is an underdrain that will be installed in the bottom of the detention pond which acts like a field tile. Would you be open to allowing us to connect into that? **I will need a recorded easement for the drain when it goes off property.**

Thank you,
Andrew

Andrew Barkocy, P.L.S.
Barkocy Surveying, Inc.
4800 West Smith Valley Road, Suite O
Greenwood, IN 46142
(317) 881-3898, Direct (317) 743-8226

From: Schultz Elizabeth - Health Dept <eschultz@co.johnson.in.us>
Sent: Thursday, March 23, 2023 4:44 PM
To: Hoover Richard - Planning & Zoning <rhoover@co.johnson.in.us>
Cc: Andrew Barkocy <andrew@barkocysurveying.com>; Paulin Kevin - Health Dept <kpaulin@co.johnson.in.us>; Hall Cassi - Health Dept <chall@co.johnson.in.us>; Fleener Caleb - Health Dept <cfleener@co.johnson.in.us>; Smith Robert - Health Dept <bsmith2@co.johnson.in.us>
Subject: RE: TRC Agenda for 03/21/23

RE: Shepherd Minor DR-35XX-23

I need to see exactly where the septic system is located for lot 1A. My crude estimates show it may be partially on lot 1B. If it is on lot 1B, I will need a recorded easement. I think I have soils, not sure. If the soils requires drainage, where will the septic system for lot 1B that drain?

Liz

M-9-23 TECHNICAL REVIEW COMMENTS Page 6 of 6

From: Braden Prochnow <BProchnow@wrtfd.org>
Sent: Friday, March 10, 2023 2:15 PM
To: Hoover Richard - Planning & Zoning
Subject: RE: TRC Agenda for 03/21/23

Dik,

The Charles and Priscilla Shepherd Minor Plat off Stones Crossing Road is in my area. I have no comments or concerns on it.

Braden Prochnow
Fire Marshal CFEI CVFI
White River Township Fire Department
366 N. Morgantown Rd.
Greenwood, IN. 46142
Office: 317-888-8337
Mobile: 317-883-7347
Fax:317-888-9430
bprochnow@wrtfd.org

M-9-23 Drainage Board Approval

JOHNSON COUNTY DRAINAGE BOARD

DRAINAGE APPROVAL NO. 4/8

Project CHARLES AND PRICILLA SHEPHERD

Petitioner BARCKOCY SURVEYING INC

Address MINOR PLAT PRELIM - FINAL
DR-3522-23 9-13N-3E

Address 4800 W SMITH VALLEY RD STE O
GREENWOOD IN 46142

Project Township



White River



Pleasant



Clark



Union



Franklin



Needham



Hensley



Nineveh



Blue River

CONDITIONS

Met all Subdivision Control Ordinance for Minor Plat
Conditions : Prior to final inspection , issuance of Certificate of Occupancy
a professional Land Surveyor registered State of Indiana
must provide (As Built) plans of the improvements for the detention
facility and components. Fees to be paid by individual requesting
Certificate of Occupancy

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@jcgov.com, c=US
Date: 2021.02.12 11:59:27 -0500

April 4, 2023



FINAL APPROVAL

Chairman

Andrew Cochran

Digitally signed by Andrew Cochran
DN: cn=Andrew Cochran, o=Drainage Board, ou=Johnson
County, email=acochran@jcgov.com, c=US
Date: 2021.02.12 11:18:42 -0500

Date

April 4, 2023



DISAPPROVED

Chairman

Chairman

Date

Date