

## **Johnson County Plan Commission**

### **March 27, 2023 Meeting Minutes**

The Johnson County Advisory Plan Commission met on Monday, March 27, 2023 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 6:00 PM by Vice Chairman Chad Bowman.

#### **I. ROLL CALL:**

**Present:** Nathan Bush (present after roll call and approval of minutes) Chad Bowman, Charlie Canary, Gregg Cantwell, Steve Hickman, Chris Kinnett, Jonathan Myers, Stoney Vann, Ron West, Attorney Stephen Watson (Legal Counsel - not voting), Michele Hansard (Director – not voting), Rachael Schaefer (Senior Planner – not voting) and Angela Olson (Recording Secretary – not voting).

**Absent:** Ron Deer (Alternate)

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#### **II. APPROVAL OF MEETING MINUTES:**

Vice Chairman Chad Bowman called for a motion to approve the January 23, 2023 Plan Commission meeting minutes.

**Motion:** Approval of January 23, 2023 Plan Commission meeting minutes. **Moved** by Gregg Cantwell. **Seconded** by Ron West. **Yes:** Bowman, Canary, Cantwell, Hickman, Kinnett, Myers, Vann and West. **No:** None. **Motion approved 8-0.**

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#### **III. PUBLIC HEARINGS:**

##### **W-2-23; Mark Darland – Waiver Request. 1221 N. Harvey Rd.**

Staff presented findings and facts to the board and recommended approval of this waiver request.

Petitioner Lori Darland (7595 W. Village Way, New Palestine 46163) and property owner Bradley Darland (1221 N. Harvey Rd., Greenwood 46143) were present to speak and address questions and/or concerns.

Board members asked questions and expressed concerns, which were addressed by Petitioners and staff, as follows:

- Q. Board member Ron West inquired as to whether or not this parcel was originally twelve (12) acres and a little bit had been given up for right-of-way?  
A. No.

- Q. Board member Stoney Vann inquired as to whether or not the waiver contingent upon the family itself or could the dwelling later be used as a rental?

A. No, there is no recommendation by staff to add that as a condition but the board may add a condition if they so choose.

**Motion:** To approve W-2-23 to provide for a two (2) lot Roadside Subdivision where the subdivision is of a 11.957 acre Agriculturally zoned lot, where two (2) lots will have 185.91 feet of road frontage and Petitioner's Findings of Facts. **Moved** by Ron West. **Seconded** by Stoney Vann. **Moved** by Gregg Cantwell. **Seconded** by Ron West. **Yes:** Bowman, Bush, Canary, Cantwell, Hickman, Kinnett, Myers, Vann and West. **No:** None. **Motion approved 9-0.**

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### **P-1-23; Water's Edge Section 3 – Plat Request. 4808 Lakeview Dr.**

Staff presented findings and facts to the board and recommended to approve this plat with conditions.

**Exhibits** of the plat and Findings and Fact were provided by staff to the board.

Surveyor Mike Picklesimer with Projects Plus (1257 Airport Pkwy., Ste. A, Greenwood 46143) on behalf of the Petitioner and Kevin Watt with Watt Development, LLC (4808 Lakeview Dr., Greenwood 46143) were present to speak and address questions and/or concerns.

Board members asked questions and expressed concerns, which were addressed by Petitioners, Remonstrators and staff, as follows:

- Q. Board member Nathan Bush asked if the board were to approve as presented tonight could the Petitioner make alterations?

A. No, the Petitioner would have to stick to what they have submitted this evening.

- Q. Board member Charlie Canary asked if the staff's recommendation is now different than what was presented in the packet to the board?

A. Yes, staff now recommends approval with conditions. At the time the packet was sent out staff had not received approval from all of the checkpoint agencies.

- Q. Board member Charlie Canary inquired who determines which trees will be salvaged and remain on site?

A. Petitioner and the developer.

- Q. Board member Jonathan Myers asked where the sanitary sewer was going to hook into?

A. Unknown at this time. The sanitary sewer will not be known until construction plans are submitted.

- Board member Jonathan Myers expressed his concerns regarding off-site sanitary sewer access.
- Q. Board member Ron West inquired as to whether or not the Lakeview Drive was a private drive?  
A. Yes.
- Q. Board member Nathan Bush inquired as to whether or not the Stevens family ever had an easement to the driveway?  
A. Not to staff's knowledge.
- Q. Board member Nathan Bush asked the Petitioner what the current driveway material was made of?  
A. Gravel and asphalt mix.
- Q. Board member Charlie Canary asked Remonstrators if the drive was private?  
A. The driveway has been private since the 1960s.
- Q. Board member Charlie Canary asked for clarification over the drive to get to the dam and whether or not the drive would remain private?  
A. The driveway will become a public road until it gets to the private drive of the Remonstrators. Staff advised the board that Waters Edge has an easement across the Remonstrators property to the dam.
- Q. Board member Jonathan Myers inquired as to whether or not there had been any monetary exchange between Remonstrators and Petitioner?  
A. No.
- Q. Board member Jonathan Myers inquired as to whether or not the Remonstrators knew where their property lines were?  
A. Yes, the property has been surveyed.
- Board members, Petitioners, Remonstrators and staff had an extensive conversation regarding surveying and property lines in this matter.

Remonstrator Deborah Stevens (4950 Lakeview Dr., Greenwood 46143) was present to express her concerns regarding driveway access, tree and fence removal and drainage.

Remonstrator Forest Stevens (4950 Lakeview Dr., Greenwood 46143) was present to express his concerns regarding driveway access, tree and fence removal and drainage.

**Motion:** To continue P-1-23 to the April 24, 2023 meeting. **Moved** by Ron West. **Seconded** by Jonathan Myers. **Yes:** Bush, Canary, Cantwell, Hickman, Kinnett, Myers, Vann and West. **No:** Bowman. **Motion approved 8-1.**

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**M-8-23; Patrick & Nicole Henderson – Minor Subdivision Request.  
1192 S. Morgantown Rd.**

Staff advise the board that this matter had been continued to the April 24, 2023 meeting.

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#### **IV. NEW BUSINESS:**

**Request to vacate portion of Lot 3 of Stanley Section 2 Subdivision.**

**Motion:** To approve request to vacate portion of Lot 3 of Stanley Section 2 Subdivision. **Moved** by Ron West. **Seconded** by Stoney Vann. **Yes:** Bowman, Bush, Canary, Cantwell, Hickman, Kinnett, Myers, Vann and West. **No:** None. **Motion approved 9-0.**

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#### **V. ADJOURNMENT:**

Chairman Nathan Bush called for a motion to adjourn the meeting at 7:01 PM.

**Motion:** Adjourn the meeting. **Moved** by Ron West. **Seconded** by Chad Bowman. **Yes:** Bowman, Bush, Canary, Cantwell, Hickman, Kinnett, Myers, Vann and West. **No:** None. **Motion approved 9-0.**

Approved on: April 24, 2023

By:

  
\_\_\_\_\_  
Nathan Bush, Chairman

Attested By:

  
\_\_\_\_\_  
Chris Kinnett, Secretary

## P-1-23 STAFF FINDINGS OF FACT

### FINDINGS OF FACT – PRELIMINARY PLAT

#### PLAN COMMISSION

In taking action on requests for approval of a preliminary plat for a major subdivision, the Plan Commission shall use the following criteria as the basis for its decision, which includes proposed findings for this petition:

1. **Subdivision Control Ordinance Requirements: The consistency of the proposed preliminary plat with the requirements of the Subdivision Control Ordinance, including without limitation the Design Principles and Standards;**

The proposed preliminary plat is consistent with the regulations and requirements of the Subdivision Control Ordinance, as outlined in the planning staff's report for this petition (which is incorporated into these Findings of Fact).

2. **Zoning Ordinance Requirements: The consistency of the proposed preliminary plat with the standards and requirements of the Zoning Ordinance and the zoning district in which the property is located;**

The proposed preliminary plat is consistent with the applicable standards and requirements of the Johnson County Zoning Ordinance, as outlined in the planning staff's report for this petition.

3. **Other Requirements: The consistency of the proposed primary plat with any other applicable standards and requirements.**

The proposed preliminary plat for Water's Edge Section 3 Major Subdivision submitted on March 17, 2023 is consistent with the applicable standards and requirements of the applicable checkpoint agencies of the Subdivision Control Ordinance. The proposed preliminary drainage plan was approved by Johnson County's Drainage Board with conditions; if the drainage plan is modified the preliminary plat may require re-approval by Plan Commission.

The above-proposed Findings of Fact were adopted as the Plan Commission's written findings of fact for this petition, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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Nathan Bush, Chairman  
Johnson County Plan Commission

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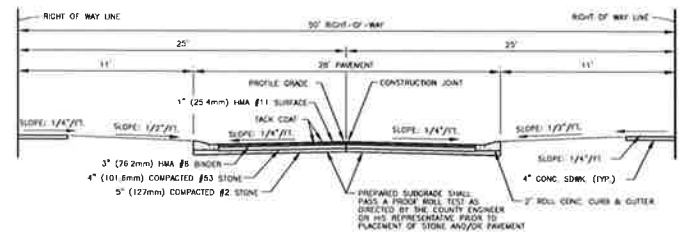
Chris Kinnett, Secretary  
Johnson County Plan Commission





# WATER'S EDGE - SECTION THREE

## WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA



**TYPICAL LOCAL STREET SECTION**

NOTE: IF LIME STABILIZATION IS USED, A TWO-INCH (2") REDUCTION IN THE REQUIRED STONE THICKNESS MAY BE ALLOWED IF APPROVED BY THE COUNTY PLANNING ENGINEER. THE CONTRACTOR SHALL USE HYDRATED LIME OR QUICKLIME FINES (KILN DUST OR KILN MICRO FINES ARE NOT PERMITTED) AND THE TYPE OF LIME USED SHALL BE SUBMITTED TO THE PLANNING ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT.

**GENERAL NOTE:** WHENEVER A CONFLICT OR DISCREPANCY OCCURS BETWEEN THE CONSTRUCTION STANDARDS AND SPECIFICATIONS ON THESE CONSTRUCTION DRAWINGS AND THE STANDARDS ADOPTED BY THE JOHNSON COUNTY PLANNING AND ZONING DEPARTMENT, THE COUNTY ORDINANCES AND STANDARDS OR SPECIFICATIONS SHALL APPLY.



- NOTES:**
1. MINIMUM REQUIREMENTS FOR R-2 ZONING ARE AS FOLLOWS:  
FRONT YARD SETBACK: 30 FEET (LOCAL STREET)  
25 FEET (CUL-DE-SAC)  
SIDE YARD SETBACK: 10 FEET  
REAR YARD SETBACK: 20 FEET  
MAX. HEIGHT: 30 FEET  
MAX. LOT COVERAGE: 35%  
MIN. GROUND FLOOR AREA: 1,000 S.F. (SINGLE STORY), 2,000 S.F. (TWO STORY)
  2. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF THE INTERIOR STREET AND LANE AND APPROVED RAMPS.
  3. ALL UNDERDRAINS ALONG BOTH SIDES OF PAVEMENT SHALL BE 6".
  4. ANY FIELD TILE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION SHALL BE PERPETUATED IN COMPLIANCE WITH STATE AND LOCAL LAWS.
  5. ALL CURBS SHALL BE TWO (2) FOOT CONCRETE ROLL CURB & GUTTER.
  6. ALL LOTS SHALL BE SERVED BY THE FOLLOWING PUBLIC UTILITIES:  
TELEPHONE - AT&T  
ELECTRIC - JOHNSON COUNTY REMC  
GAS - VEATCH ENERGY  
SANITARY - GREENWOOD SANITATION  
WATER - BARGERSVILLE UTILITIES
  7. ALL RIGHT-OF-WAYS ARE 60' WIDE UNLESS OTHERWISE NOTED.
  8. ALL STREETS ARE 28' WIDE UNLESS OTHERWISE NOTED.
  9. LOTS SHALL BE SUBJECT TO THE FOLLOWING EASEMENTS:  
20' DRAINAGE AND UTILITY EASEMENTS ON REAR OF ALL LOTS (MIN.).  
15' DRAINAGE AND UTILITY EASEMENTS ON EITHER SIDE OF ALL RIGHT-OF-WAY (MIN.).  
15' STORM SEWER EASEMENTS AND 20' SANITARY SEWER EASEMENTS IF NOT CONTAINED IN OTHER EASEMENTS AS SPECIFIED.  
40' DRAINAGE AND UTILITY EASEMENT ALONG THE EXISTING DETENTION POND.

### LEGEND :

- |             |                                               |
|-------------|-----------------------------------------------|
| 9           | LOT NUMBER                                    |
| 17,200 S.F. | LOT SQUARE FOOTAGE                            |
| S.S.D AVE.  | SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT |
| D.AVE.      | DRAINAGE AND UTILITY EASEMENT                 |
| BSL         | BUILDING SETBACK LINE                         |
| R/W         | RIGHT-OF-WAY                                  |
| •           | CENTERLINE MONUMENT                           |
| ⊕           | PROPOSED HANDICAP ACCESS RAMP                 |
| (N)         | PROPOSED STREET NAME SIGN                     |
| (S)         | PROPOSED STOP SIGN                            |
| SL          | PROPOSED SPEED LIMIT SIGN                     |

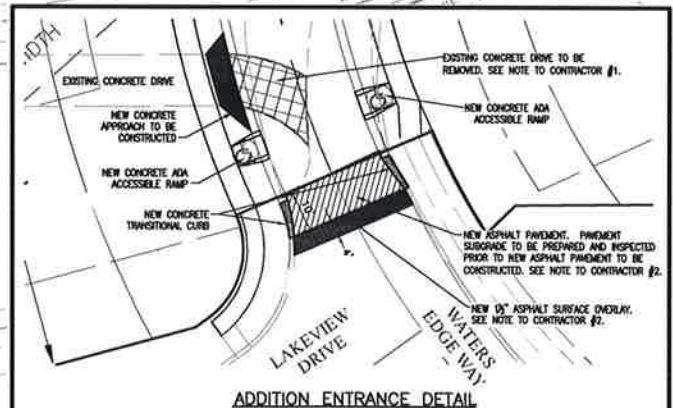
### FLOOD ZONE DESIGNATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF JOHNSON COUNTY, INDIANA, PANEL #18061 00105 D, DATED AUGUST 2, 2007 THIS SITE LIES WITHIN ZONE "X", WHICH IS DEFINED AS "AREAS OF MINIMUM FLOOD HAZARD".

### BENCHMARKS:

SITE ELEVATIONS ARE BASED ON GPS G2012b41 USING A PROJECTION OF "INDIANA EAST" AND DATUM NAD83 NO TRANS.

ON-SITE BENCHMARK - ELEVATION 788.33 (NAVD 1983)  
TOP OF THE NORTHWEST CORNER OF THE SANITARY SEWER MANHOLE CASTING LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF LAKEVIEW DRIVE AND WATERS EDGE WAY



### NOTE TO CONTRACTOR:

1. INGRESS / EGRESS TO THE EXISTING RESIDENCE THROUGHOUT THE CONSTRUCTION. THE EXISTING CONCRETE DRIVE TO THE EXISTING RESIDENCE MUST NOT BE BLOCKED SHUT DOWN FOR ANY PERIOD OF TIME WITHOUT THE PERMISSION OF THE HOMEOWNER. COORDINATION WITH THE HOMEOWNER IS IMPERATIVE DURING THE TIME WHEN THE EXISTING CONCRETE DRIVE IS BEING REMOVED TO THE LOCATION OF THE PROPOSED BACK OF CURB.
2. INGRESS / EGRESS TO THE EXISTING RESIDENCE THROUGHOUT THE CONSTRUCTION. THE EXISTING GRAVEL AND ASPHALT DRIVE TO THE EXISTING RESIDENCE EAST OF THE PROPOSED SUBDIVISION PROPERTY MUST NOT BE BLOCKED SHUT DOWN FOR ANY PERIOD OF TIME. THIS EXISTING GRAVEL AND ASPHALT DRIVE WILL COMPLETELY BE REMOVED ONCE THE PROPOSED SUBDIVISION STREET, CUL-DE-SAC AND NEW DRIVEWAY TO THE EXISTING RESIDENCE IS COMPLETE.

**PROJECTS plus**

GREENWOOD SURVEYING COMPANY

SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT  
1257 Airport Parkway Suite A - Greenwood, Indiana 46145  
(317)-862-5003

SEAL



JOB NUMBER

17007

SHEET

3

OF

FIVE

SHEETS

DATE


FEBRUARY 1, 2023

**WATERS EDGE - SECTION THREE**  
WHITE RIVER TWP., JOHNSON COUNTY, INDIANA

PROJECT

TITLE

PRELIMINARY PLAT  
GEOMETRIC PLAN

DATE	REVISION	SYMBOL	SCALE
2/27/23	REVISED PER JOHNSON COUNTY TECHNICAL REVIEW COMMENTS		1" = 50'
			DRAIN
			MP
			CHECKED
			JKS
			CERTIFIED
			JKS