



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
July 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 April 24th, 2023 meeting.

PUBLIC HEARINGS

-CONTINUED HEARINGS-

-NEW HEARINGS -

M-2-23 through M-7-23 – Minor Plats on Possum Hollow and Watson Road

These minor plats are CONTINUED to the August 28th, 2023 Plan Commission Hearing due to the continuation of the Drainage Board petitions.

M-10-23. Blue Heron Minor Plat. 30-acre parcel south of 517 N Centerline Rd, Franklin

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Approval of a Residential Subdivision Plat, to be known as Blue Heron Minor Plat, dividing 30.39 acres into 4 lots.

Z-1-23. Grove and Jill Upton, 3002 S US 31, FranklinPage 8

REZONING of 3 acres from the B-1 (Neighborhood Business) zoning district to the A-1 (Agricultural) zoning district to provide for continued residential use of the property.

OLD BUSINESS None.

NEW BUSINESS

REPORTS and RECOMMENDATIONS

Discussion on Public Notice requirements on plats

ADJOURNMENT

The next meeting of the Johnson County Advisory Plan Commission is scheduled for August 28, 2023 at 6:00 PM in the public auditorium of the Courthouse West Annex Building.

STAFF REPORT

CASE NUMBER: M-10-23
ADDRESS: 30.39 acres South of 517 N Centerline Rd, Franklin, IN
PETITIONER: G. Mitch Cornett by Barkocy Surveying, Inc.

REQUEST

Approval of a Residential Subdivision Plat, to be known as Blue Heron Minor Plat, dividing 30.39 acres into 4 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 30.39-acre site in Franklin Township is zoned R-R, Rural Residential. The site is unimproved with meadow grass, tillable land, and a roughly 6-acre pond in the center of the property. The properties to the north and south and large agriculturally used properties that are zoned R-R. The parcel to the west is also a large agricultural lot that is zoned A-1, Agricultural. The parcels to the east are small residential lots in the Brookside West Subdivision and are zoned R-1, Single-Family Residential.

PROPOSED MINOR PLAT

This request, if approved, would provide for the subdivision of the subject site into four lots. All lots will have road frontage on Centerline Road. The lots will be 6.41, 7.38, 4.99, and 11.05 acres in size. All lots will include a portion of the pond. All lots will utilize private septic systems.

GENERAL TERMS AND CONDITIONS

Technical Review Committee

The Technical Review Committee reviewed the Blue Heron 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 Blue Heron Minor Plat at its July 6th, 2023 meeting.

Johnson County Planning Engineer, Johnson County Health Department, Franklin Fire Department, Johnson County Highway Department, REMC, Centerpoint

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

Franklin Fire Department, REMC, Centerpoint

The entity above has reviewed this petition but has not provided follow-up approval or objections. A follow up will be provided verbally at the Planning Commission Meeting.

GENERAL INFORMATION

Applicant: G. Mitch Cornett, Cornett Centerline Farm LLC
3608 Olive Branch Rd
Greenwood, IN 46143

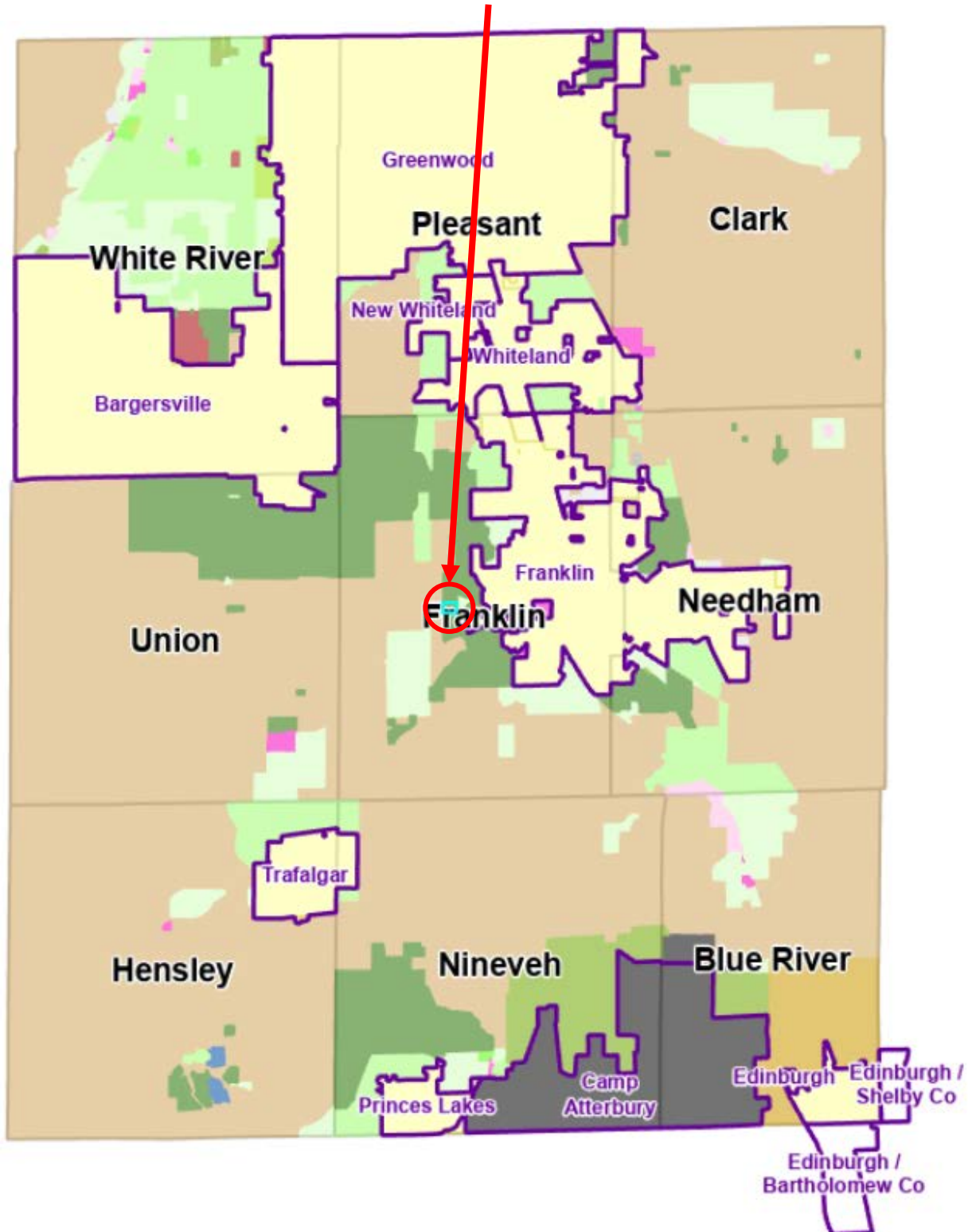
Owner: Cornett Centerline Farm LLC
3608 Olive Branch Rd
Greenwood, IN 46143

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

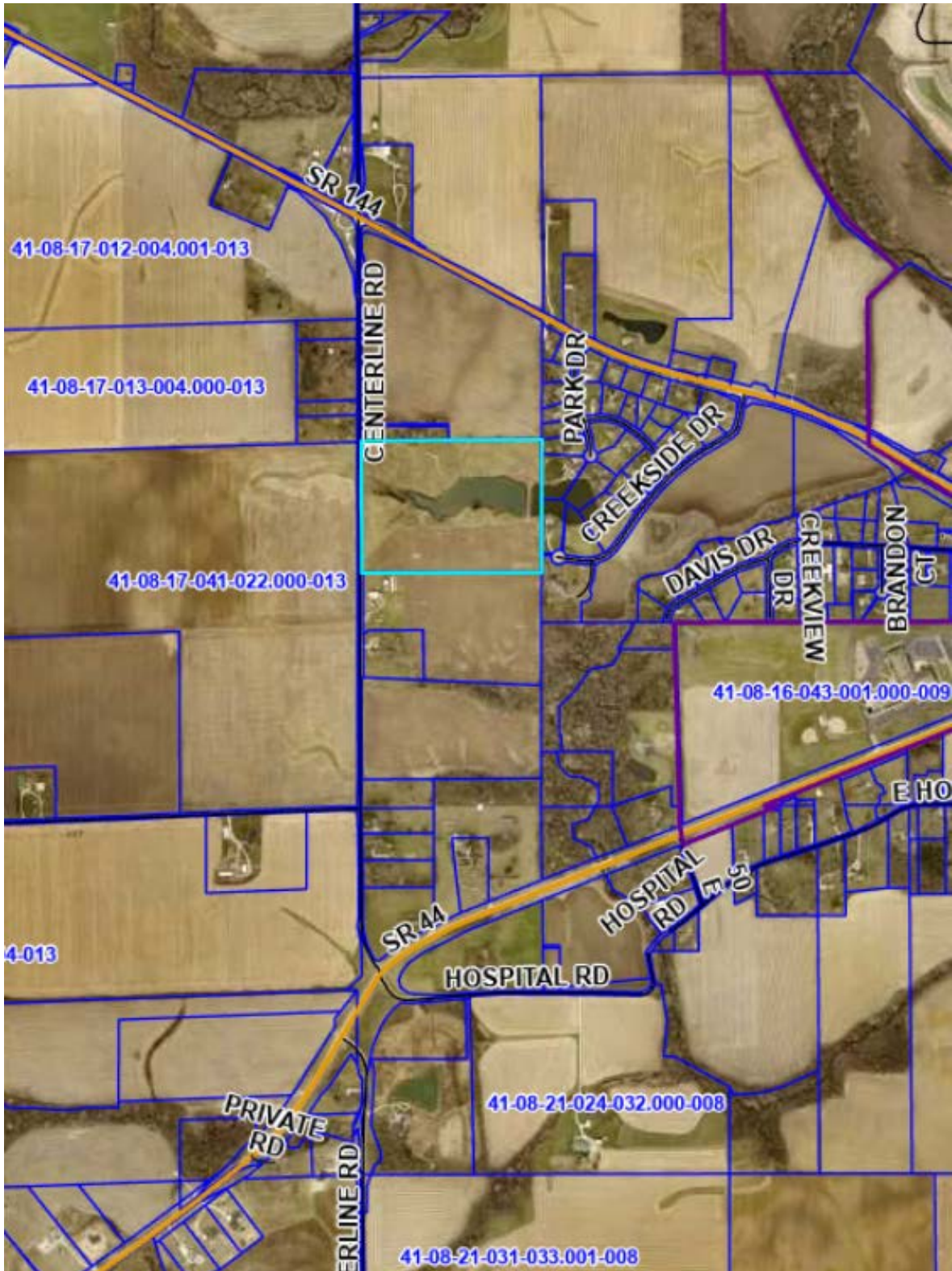
-MNH

M-10-23 BASE MAP

SUBJECT SITE



M-10-23 AERIAL MAP



M-10-23 AERIAL MAP II



Staff Report

CASE NUMBER: Z-1-23
ADDRESS: 3002 S US 31, Franklin
Section 32, Township 12, Range 5
PETITIONER: Grover and Jill Upton

REQUEST

REZONING of 3 acres from the B-1 (Neighborhood Business) zoning district to the A-1 (Agricultural) zoning district to provide for continued residential use of the property.

STAFF RECOMMENDATION

Staff recommends a favorable recommendation to the County Board of Commissioners,

PROPERTY DESCRIPTION

This 3-acre parcel is located southeast of the City of Franklin in Blue River Township. It is improved with two single-family dwellings and a few accessory structures. To the north, west, and south are similar-sized or larger parcels, all used residentially/agriculturally. To the east are similar-sized parcels used residentially. The property is surrounded by B-1 zoning district.

REZONING REQUEST

This request, if approved, would rezone the subject site to A-1 (Agricultural) zoning district. The petitioner intends to construct an addition to an existing barn on the property.

The Future Land Use Map in the 1975 *Johnson County Comprehensive Plan* designated this area as “local business”. The plan sites anticipated commercial development along U.S. 31 and noted the need to have controlled areas where businesses could locate to serve the surrounding population.

“Pressures for the intensive development of the land located along U.S. 31 and State Roads 37 and I35 will intensify as the population of the County increases. The County Plan Commission utilizing its review powers must oversee this development to prevent the creation of a commercial strip with unlimited access points. The Land Use Plan proposed the development of these area for high density residential uses and the provisions of professional office space. These uses would benefit by the ease of access to the area and not generate the traffic problems associated with retail commercial development” (Page 18, 1975 Comprehensive Plan).

The County most likely expected growth around this area and envisioned a low impact business development near U.S. 31, east of I65, thus zoning the area for local business. Since 1975, low-density residential growth has occurred while business development was limited in the area.

Because several properties in the area are zoned B-1 (Neighborhood Business) are used residentially, expansion of any existing residential use on these properties, including additions to residences, pole barns, garages, swimming pools, etc., requires a Special Exception granted by the Board of Zoning Appeals. The rezoning would eliminate the need for a Special Exception for future projects when expanding an existing residential use.

In accordance with IC 36-7-4-603, when considering a rezoning request the Plan Commission shall pay reasonable regard to:

1. The Comprehensive Plan
2. Current conditions and the character of current structures and uses in each district
3. The most desirable use for which the land in each district is adapted
4. The conservation of property values throughout the jurisdiction
5. Responsible development and growth

COMPREHENSIVE PLAN

The current Comprehensive Plan's Future Land Use Map identifies the property as Rural Residential and states: "The rural residential designation is intended primarily to provide appropriate locations for a "country" lifestyle, to protect significant natural features, and to retain the rural character and open spaces that many Johnson County residents seek. While they may also contain farms, these areas may be less conducive to long-term agriculture due to soil conditions, encroaching development or other factors."

The zoning district west of the B-1 limits is A-1. To remain consistence with the area, A-1 district is recommended by staff. The A-1 zoning district allows for less intense development than the B-1 (Neighborhood Business) zoning district and is closer to the R-R (Rural Residential) development listed in the Comprehensive Plan.

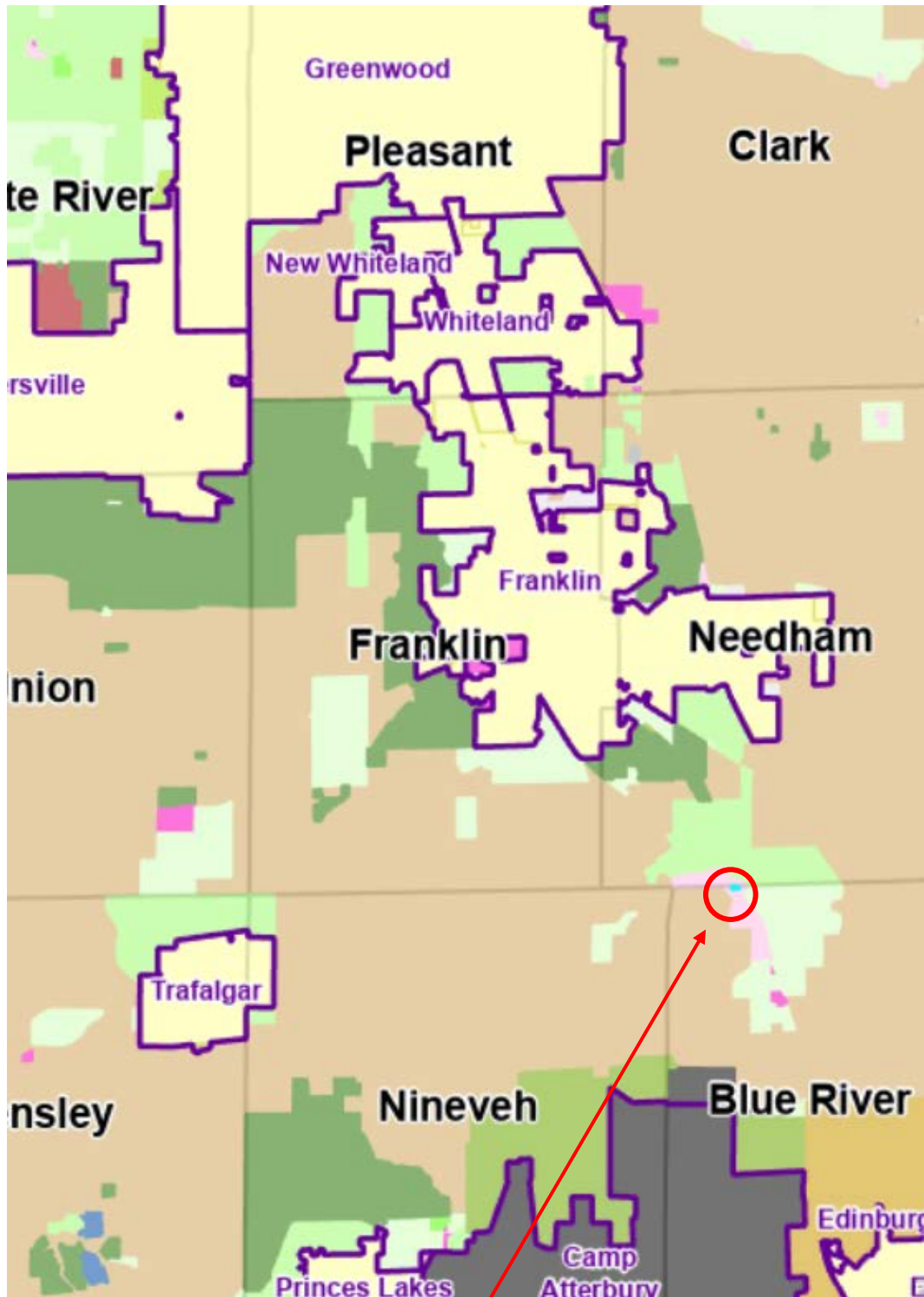
The property is currently two residential dwellings built in 1958 and 1980 and has most likely been used residentially since.

GENERAL INFORMATION

Applicant/Owner:	Grover and Jill Upton 301 Buck Creek Blvd. S. Dr Indianapolis, IN 46227
Area:	3- acres
Current Zoning:	B-1
Existing Land Use:	Residential
Comprehensive Plan:	Rural Residential

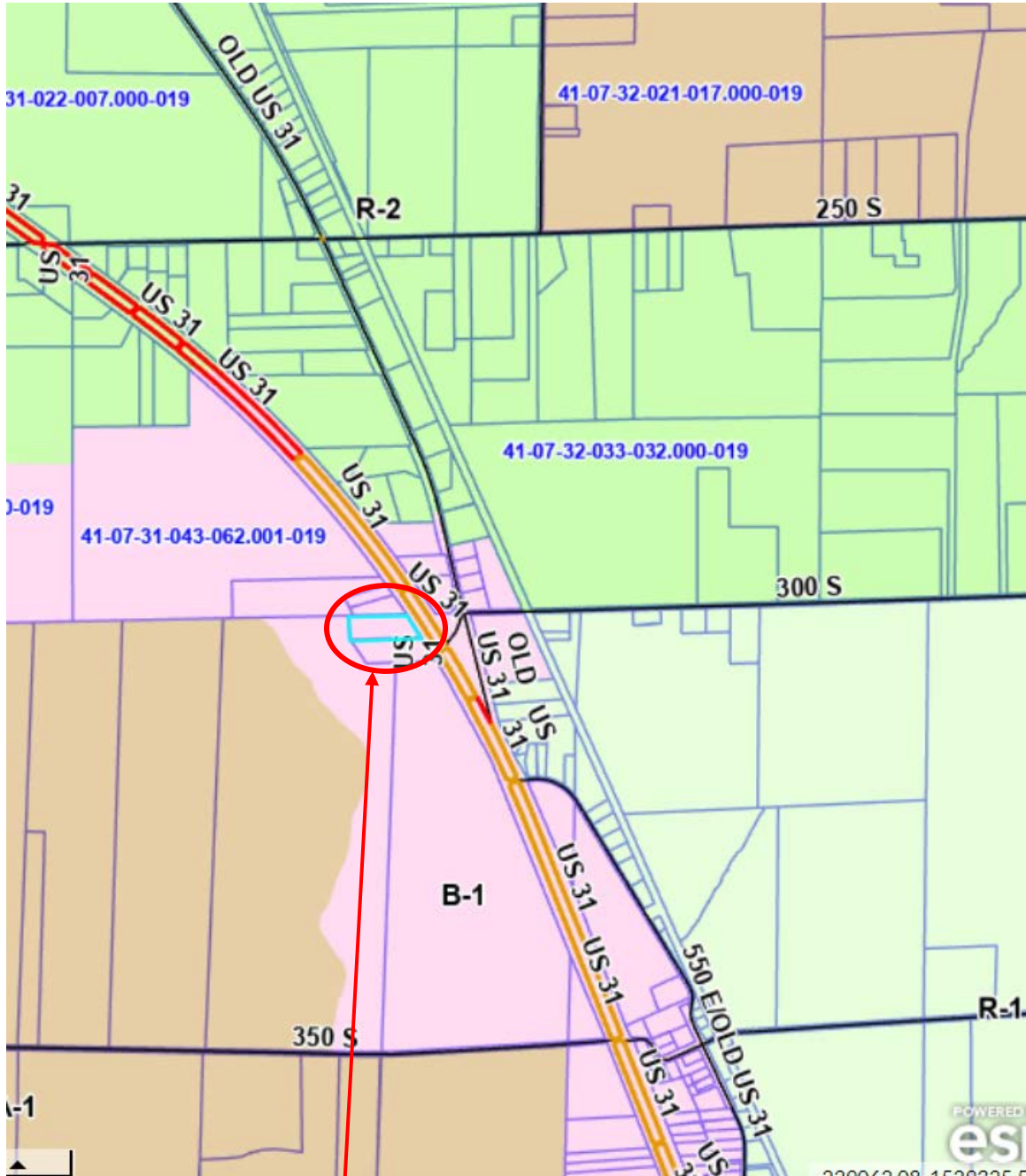
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Z-1-23 BASE MAP



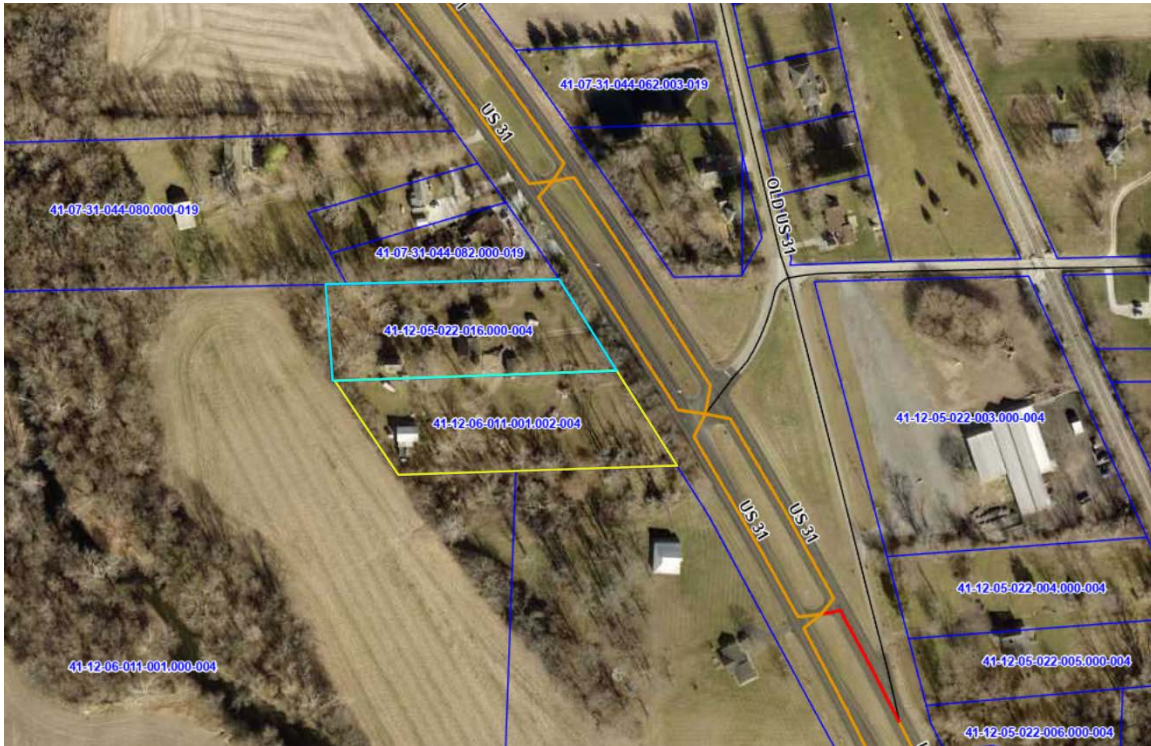
SUBJECT LOCATION

Z-1-23 BASE MAP II



SUBJECT LOCATION

Z-1-23 AERIAL

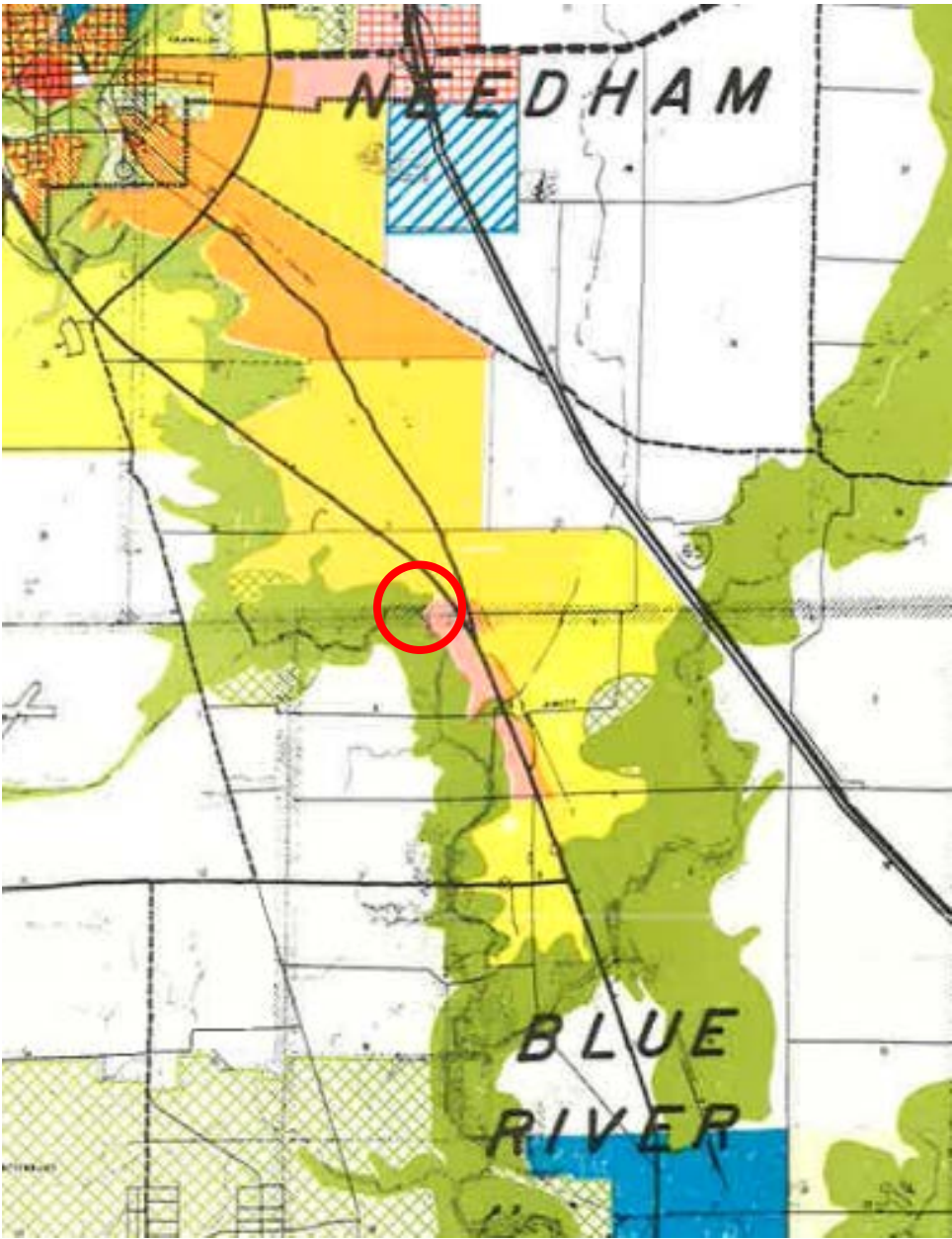


Z-1-23 COMPREHENSIVE PLAN FUTURE LAND USE MAP



 Rural Residential

Z-1-23 1975 COMPREHENSIVE PLAN FUTURE LAND USE MAP



- AGRICULTURAL
- RURAL RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

- LOCAL BUSINESS
- GENERAL BUSINESS
- CENTRAL BUSINESS DISTRICT
- INTERCHANGE DEVELOPMENT
- PUBLIC & SEMI-PUBLIC
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- FLOODPLAINS

JOHNSON COUNTY PLANNING COMMISSION
 BECKMAN YODER and SEAY INC. planners and landscape architects pittsburgh fort wayne saint paul
 0 1000 2000 3000 4000
 INTERSTATE
 RURAL PRINCIPAL ARTERIAL
 RURAL MINOR ARTERIAL
 RURAL MAJOR COLLECTOR
 RURAL MINOR COLLECTOR

COMPREHENSIVE PLAN