



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
December 18th, 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 August 28, 2023 meeting.

PUBLIC HEARINGS

-CONTINUED HEARINGS-

-NEW HEARINGS -

Proposed Amendments to the Johnson County Zoning Ordinance.....Page 2
Amendment to Section 6-101-5 E. Outdoor Storage of Vehicles and Other Materials

OLD BUSINESS

NEW BUSINESS

Approval of 2024 Plan Commission Meeting Calendar.

Approval of 2024 Hearing Officer Meeting Calendar.

Approval of 2024 Technical Review Committee Meeting Calendar.

REPORTS and RECOMMENDATIONS

None.

ADJOURNMENT

The next meeting of the Johnson County Advisory Plan Commission is scheduled for January 22, 2024 at 6:00 PM in the public auditorium of the Courthouse West Annex Building.

Zoning Ordinance Text Amendments

Staff is seeking a recommendation on a text amendment to Section 6-101-5 E of the Johnson County Zoning Ordinance. Red text is the proposed new text.

6-101-5 Development Standards

E. OUTDOOR STORAGE OF VEHICLES AND OTHER MATERIALS

1. No more than one (1) unlicensed, inoperable, or partially dismantled vehicle may be stored on a property in an agricultural, residential, or industrial zoning district.
2. No person shall dump or allow the accumulation of solid waste on his/her property with the exception of compost piles and materials defined as inert solid waste to be used during fill operations and not for long-term storage.
3. No person shall dump any solid waste or inert solid waste along County roadways or within County property except in an approved and properly permitted solid waste disposal facility.
4. In platted major residential subdivisions, one (1) trailer or recreational vehicle may be stored in the side or rear yard on a hardsurfaced drive. Such vehicles, parked or stored, shall not be connected to water, gas, or sanitary sewer facilities, and shall not be used for living or housekeeping purposes.
5. Parking or outdoor storage of trucks and/or trailers over one (1) ton rated capacity, step vans, cargo vans, buses, mobile homes, or manufactured units, except temporary parking for the delivery of goods and/or services, shall not be permitted within any platted major residential subdivision.
6. Within zoning districts A-1, RR, R-1, R-2, R-3, and R-4, all parking or outdoor storage of any and all (a) semi-tractors, semi-trailers, or combination semi-tractor and semi-trailers; and (b) motor vehicles designed, used, or maintained primarily for the transportation of property and used a majority of the time for commercial purposes (including without limitation, cargo vans and box trucks), shall all together be limited to one per lot at any time; provided, however, those parked temporarily (no longer than 16 hours, and not overnight) for delivery of goods and services to the property on which it is parked, and those with farm license plates, shall not be limited by this subsection.

Johnson County Advisory Plan Commission Calendar of Meetings for 2024

Hearing Date	Re-Zoning & Waiver Petition Filing Deadline	Major Subdivision		Minor Subdivision		Legal Ad & Notification Deadline
		Sketch Plan Filing Deadline	Preliminary Plat Technical Review Filing Deadline	Technical Review Filing Deadline	Final Preliminary Plat Filing Deadline For PC Agenda	
1/22/2024	12/26/2023	11/3/2023	12/5/2023	12/5/2023	1/4/2024	1/1/2024
2/26/2024	1/29/2024	12/8/2023	1/9/2024	1/9/2024	2/8/2024	2/5/2024
3/25/2024	2/26/2024	1/9/2024	2/2/2024	2/2/2024	3/7/2024	3/4/2024
4/22/2024	3/25/2024	2/2/2024	3/4/2024	3/4/2024	4/4/2024	4/1/2024
5/20/2024	4/22/2024	3/4/2024	4/2/2024	4/2/2024	5/10/2024	4/29/2024
6/24/2024	5/28/2024	4/2/2024	5/3/2024	5/3/2024	6/6/2024	6/3/2024
7/22/2024	6/24/2024	5/3/2024	6/3/2024	6/3/2024	7/3/2024	7/1/2024
8/26/2024	7/29/2024	6/3/2024	7/3/2024	7/3/2024	8/8/2024	8/5/2024
9/23/2024	8/26/2024	7/3/2024	8/5/2024	8/5/2024	9/5/2024	9/2/2024
10/28/2024	9/30/2024	8/5/2024	9/3/2024	9/3/2024	10/3/2024	10/7/2024
11/18/2024	10/21/2024	9/3/2024	10/4/2024	10/4/2024	11/8/2024	10/28/2024
12/16/2024	11/18/2024	10/4/2024	11/1/2024	11/1/2024	12/5/2024	11/25/2024
1/27/2025	12/30/2024	11/1/2024	12/3/2024	12/3/2024	1/9/2025	1/6/2025

Meetings start at 6:00 p.m. in the Auditorium of the Courthouse Annex, 86 West Court Street, Franklin, Indiana 46131.

All petitions must be filed with the Department of Planning and Zoning by no later than 4:00 p.m. on the due date listed above.

Office hours for the Department of Planning and Zoning are from 8:00 a.m. to 4:30 p.m., Monday through Friday: Phone: (317) 346-4350 Fax: (317) 736-4722
Adopted by the Plan Commission at their November 24, 2014 meeting.

P:drive/Meeting Calendars

Johnson County Technical Review Committee

Calendar of Meetings for 2024

Meeting Date	Filing Deadline	Meeting Date	Filing Deadline
1/23/2024	1/9/2024	7/23/2024	7/3/2024*
2/20/2024	2/2/2024*	8/20/2024	8/5/2024*
3/19/2024	3/4/2024*	9/17/2024	9/3/2024
4/23/2024	4/2/2024*	10/22/2024	10/4/2024*
5/21/2024	5/3/2024*	11/19/2024	11/1/2024*
6/18/2024	6/3/2024*	12/17/2024	12/3/2024

All projects must be filed with the Department of Planning and Zoning by no later than 9:00 a.m. on the filing deadline listed above. The Technical Review Committee agenda may be closed prior to this deadline, at the discretion of the Director or Planning Engineer of the Department of Planning and Zoning, depending upon the extent of items already placed on the agenda. The deadline dates with an * are dates that coincide with the Johnson County Drainage Board Filing Dates.

Copies of plans are to be submitted to each of the checkpoint agencies listed below. A copy of the transmittal sheet for each checkpoint agency is to accompany your project filing. Checkpoint agencies include:

- a. County Highway Engineer
- b. County Surveyor
- c. County Health Department
- d. Local Fire Department
- e. Local School Corporation
- f. GIS Department - Kay Stephens

If a live in person meeting is required, the meeting will start at 9:00 a.m. and will be held at the Planning and Zoning Office, located on the lower level of the Courthouse Annex, 86 West Court Street, Franklin, Indiana 46131. In person meeting notification will be provided on agendas. Office hours of the Department of Planning & Zoning are from 8:00 a.m. to 4:30 p.m., Monday through Friday

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Projects that anticipate a Drainage Board Hearing directly after Technical Review will need to file with the Surveyor's office before filing for Technical Review. Provide proof of filing to Planning and Zoning when submitting for Technical Review. Any revision required by the Planning Engineer for Drainage Board Approval must follow the adjacent Calendar.

Revision Due For Drainage Board	Drainage Board Mgt per Surveyor's office
2/2/2024	2/6/2024
3/1/2024	3/5/2024
3/28/2024	4/2/2024
5/3/2024	5/9/2024
5/31/2024	6/4/2024
6/28/2024	7/2/2024
8/2/2024	8/6/2024
8/30/2024	9/3/2024
9/27/2024	10/1/2024
11/1/2024	11/7/2024
11/26/2024	12/3/2024
01/03/25	1/7/25

**Johnson County
Variance Hearing Officer**

Calendar of Meetings for 2024

Hearing Date	Filing Deadline	Legal Ad & Notification Deadline
January 4, 2024	December 20, 2023	December 25, 2023
January 18, 2024	January 3, 2024	January 8, 2024
February 1, 2024	January 17, 2024	January 22, 2024
February 15, 2024	January 31, 2024	February 5, 2024
February 29, 2024	February 14, 2024	February 19, 2024
March 14, 2024	February 28, 2024	March 4, 2024
March 28, 2024	March 13, 2024	March 18, 2024
April 11, 2024	March 27, 2024	April 1, 2024
April 25, 2024	April 10, 2024	April 15, 2024
May 9, 2024	April 24, 2024	April 29, 2024
May 23, 2024	May 8, 2024	May 13, 2024
June 6, 2024	May 22, 2024	May 27, 2024
June 20, 2024	June 5, 2024	June 10, 2024
July 3, 2024	June 18, 2024	June 23, 2024
July 18, 2024	July 3, 2024	July 8, 2024
August 1, 2024	July 17, 2024	July 22, 2024
August 15, 2024	July 31, 2024	August 5, 2024
August 29, 2024	August 14, 2024	August 19, 2024
September 12, 2024	August 28, 2024	September 2, 2024
September 26, 2024	September 11, 2024	September 16, 2024
October 10, 2024	September 25, 2024	September 30, 2024
October 24, 2024	October 9, 2024	October 14, 2024
November 7, 2024	October 23, 2024	October 28, 2024
November 22, 2023	November 6, 2023	November 12, 2023
December 7, 2023	November 22, 2023	November 27, 2023
December 21, 2023	December 6, 2023	December 11, 2023

Meetings start at 1:00 p.m. and will be held in the Conference Room A, located on the lower level of the Courthouse Annex, 86 West Court Street, Franklin, Indiana 4613.

All petitions must be filed with the Department of Planning and Zoning by no later than 4:00 p.m. on the due date listed above. Office hours of the Department of Planning and Zoning are 8:00 A to 4:30 PM, Monday through Friday. Phone: (317) 346-4350