



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
February 26, 2024 - 6:00 PM
Public Auditorium, West Annex Building
86 West Court Street, Franklin, Indiana

CALL TO ORDER BY PLAN COMMISSION ATTORNEY

ROLL CALL

ELECTION OF PLAN COMMISSION OFFICERS

- a. Chairman
- b. Vice-Chairman
- c. Secretary

OTHER APPOINTMENTS

APPROVAL of MINUTES

Approval of minutes from the December 18th, 2023 meeting.

PUBLIC HEARINGS

~~-CONTINUED HEARINGS-~~

~~-NEW HEARINGS -~~

M-12-23. Smith Acres Minor Subdivision. 808 S. Nineveh Road, Franklin.....Page 3

Approval of a Residential Subdivision Plat, to be known as Smith Acres Minor Plat,
dividing 13.2 acres into 2 lots.

OLD BUSINESS None.

NEW BUSINESS

Approval of 2024 Contract for Johnson County Plan Commission Attorney with Williams Barrett & Wilkowski, LLP.

REPORTS and RECOMMENDATIONS

ADJOURNMENT

The next meeting of the Johnson County Advisory Plan Commission is scheduled for March 25th 2024 at 6:00 PM in the public auditorium of the Courthouse West Annex Building.

STAFF REPORT

CASE NUMBER: M-12-23
ADDRESS: 808 S. Nineveh Road, Franklin, IN
PETITIONER: Chad Smith and Merrill Smith By Stoeppelwerth & Associates, INC

REQUEST

Approval of a Residential Subdivision Plat, to be known as Smith Acres Minor Plat, dividing 13.2 acres into 2 lots.

STAFF RECOMMENDATION:

Staff recommends approval of this Minor Plat

PROPERTY DESCRIPTION

This 13.2-acre site in Franklin Township is zoned R-1, Single Family Residential. The parent parcel is improved with a single family home and tillable land. To the south and west of the parcel is a major subdivision within the city limits of Franklin. To the west and north are parcel that are larger residential lots that are also zoned R-1, Single-Family Residential.

PROPOSED MINOR PLAT

This request, if approved, would provide for the subdivision of the subject site into two lots. Both lots will be accessed from S. Nineveh Road. Lot 1 will be 2.02 acres unimproved lot. Lot 2 will be 10.25 acres that will contain the existing house and barn. All lots will utilize private septic systems.

GENERAL TERMS AND CONDITIONS

Technical Review Committee

The Technical Review Committee reviewed the Smith Acres Minor Plat on October 22, 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 February 6, 2024 meeting.

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

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

GENERAL INFORMATION

Applicant: Stoepplewerth & Associates, Inc
7965 E 106th St
Fishers IN 46038

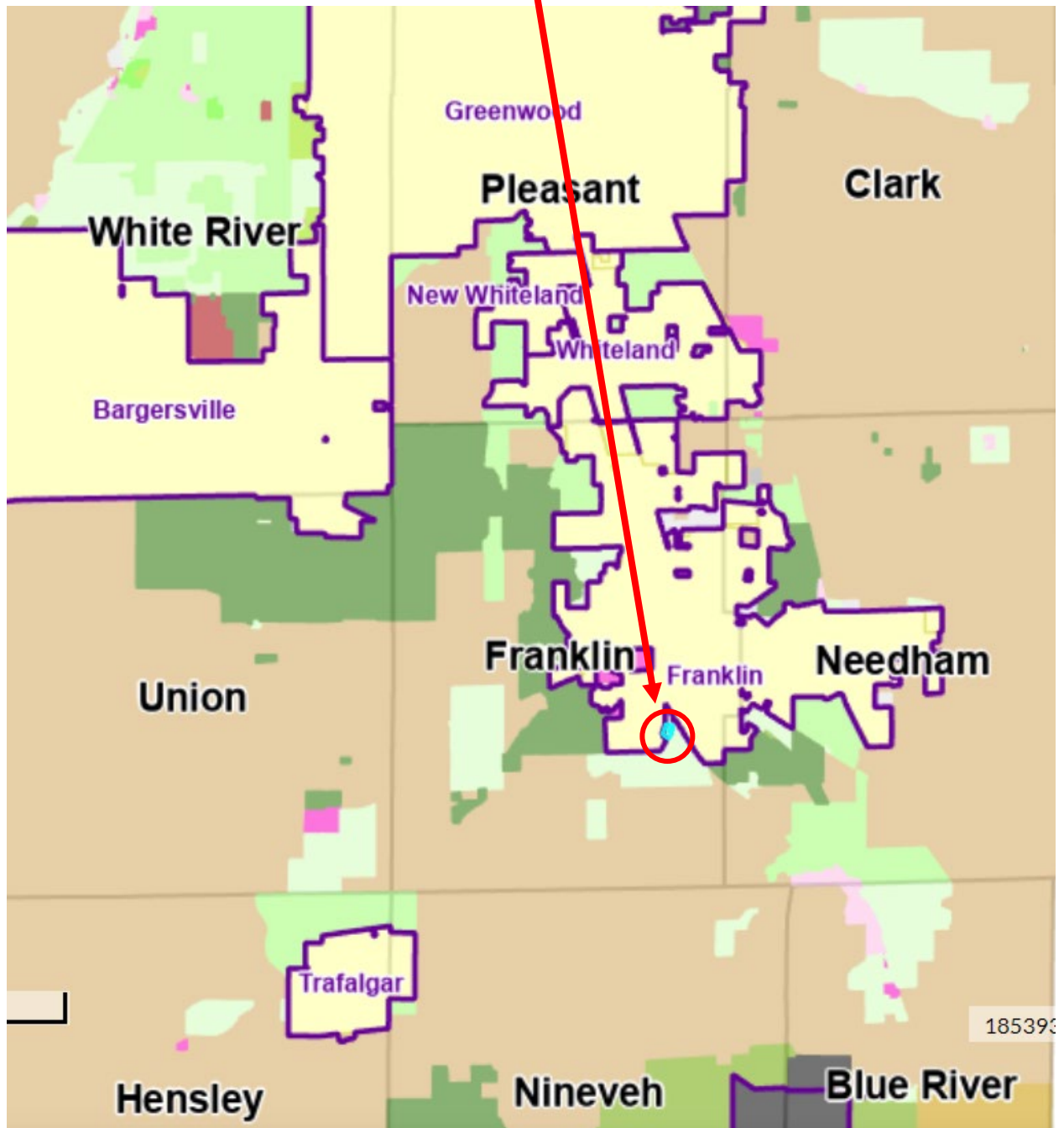
Owner: Merrill Smith
808 S. Nineveh Road
Franklin IN

Zoning: R-1 (Single Family Residential)
Land Use: Agricultural
Future Land Use: Suburban Residential

-MNH

M-12-23 BASE MAP

SUBJECT SITE



M-12-23 AERIAL MAP



M-12-23 AERIAL MAP II



M-12-23 BIRDS EYE VIEW





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UPDATES

12/14/23 - Response letter dated 12/12/23

02/06/24 - Post Drainage Board

02/15/24

02/16/24

October 22, 2023

Mr. Chad Smith
808 South Nineveh Road
Franklin, Indiana 46131

Re: Smith Acres Minor Subdivision
TRC Comments
M-12-23

Smith Acres Minor Subdivision

A. Planning and Zoning Comments

1. Add "Residential" before "Preliminary Plat". C101 is the "Preliminary Plat"; On Title Sheet but not on C101 12/14/23///Added to Final Plat 02/16/24
2. Add the location of the existing septic system for proposed Lot 1. To be placed on prelim plat
3. Add signature block on final plat. 02/16/24
4. If the schedule is to seek approval from the Plan Commission on December 18, 2023:
5.
 - a. Public Notice for Plan Commission needs to be completed by November 27, 2023. Staff will supply the public notice letter for the surrounding properties and a list of addresses.
 - b. Submit the Final Preliminary Plat for the PC agenda addressing the TRC and Drainage Board Comments by December 7, 2023.
 - c. Applicants are responsible for submitting the Final Preliminary Plat to all checkpoint agencies for approval/no objection no later than December 11, 2023.
6. Detention is required for this development. Links to the 2023 Stormwater Management Ordinance and Technical Standards Manual are below. The Technical Standards Manual (see Chapter 6) provides a method to determine required detention where offsite runoff cannot be bypassed around the detention facility. The method basically has the designer create a model of the detention facility and control structure then routes the onsite drainage area only through the detention facility to establish the detention parameters. Afterwards, the combined offsite and onsite drainage areas are routed through the detention facility and a broad-crested overflow weir is designed to route the offsite runoff through the detention facility. Detention Approved by DB 02/06/24
 - a. Ordinance: https://co.johnson.in.us/egov/documents/1673017730_99541.pdf
 - b. Manual: https://co.johnson.in.us/egov/documents/1673017769_46204.pdf
7. With the proposed dry detention facility being small, we would support a waiver of the underdrain requirement. Please provide a letter requesting a waiver of that standard which is listed in Chapter 6 of the Technical Standards Manual. Waiver granted by DB 02/06/24

8. As stated in an email dated November 9, 2023 (a printed copy is attached), we will support the concept of revisiting the drainage design with the submittal of the site and building plans during the permitting of the residence. Please add the following statement to the plat. ~~a & b not done 02/15/24~~
- a. "An appearance before the Drainage Board will be required for the approval of the Residential Site/Drainage Construction Documents, including the revision of the Drainage Report taking into account the actual impervious areas and other site improvements." 02/16/24
 - b. "The maintenance of the storm drainage system for Lots 1 and 2 shall include but not be limited to the maintenance of all detention areas, inlet structures, manholes, pipes, open ditches, swales and paved swales. The costs and expenses of such maintenance of the storm drainage system shall be the responsibility of the owners of each individual lot in this subdivision. Johnson County and the Johnson County Commissioners do not maintain the storm drainage system." 02/16/24
9. Provide easements on the plat for the detention facility and the overflow/outlet pipe route as required by Chapter 6, Section D. Dim of 24.06' on N. Leg incorrect 02/15/24
- B. Highway Department approval is required. Please see attached comments. 12/14/24
- C. Johnson County Surveyor approval is required. Please see attached comments. 02/16/24
- D. Johnson County Drainage Board approval (preliminary/final) is required. Please contact Surveyor's Office for information to be added to the Drainage Board Agenda if this has not already been completed. 02/06/24
- E. Johnson County Health Department approval is required. See attached comments.
Need approval 02/15/24 Approval 02/16/24
- F. City of Franklin Fire Department has no comments for this project (see printed copy of the email, attached). 10/22/23
- G. Provide a will-serve letter from Johnson County REMC. 12/14/23
- H. Provide a will-serve letter from CenterPoint Energy. 12/14/23

Please communicate directly with those separate agencies providing comments and copy the Department of Planning and Zoning with any correspondence.

If you have any questions, please contact us at your earliest convenience.

Warmest Regards,



Richard R. Hoover, P.E.
Planning Engineer

cc File
Brian Brown, P.E. Stoeppelwerth & Associates, Inc.