

**Johnson County Plan Commission**  
**April 25, 2022 Meeting Minutes**

The Johnson County Advisory Plan Commission met on Monday, April 25, 2022 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 6:01 PM by Chairman Nathan Bush.

**I. ROLL CALL:**

**Present:** Chad Bowman, Nathan Bush, Charlie Canary, Gregg Cantwell, Pete Ketchum, Chris Kinnett, Dale Sedler, Stoney Vann, 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 West and Jonathan Myers (Alternate)

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**II. APPROVAL OF MEETING MINUTES:**

Chairman Nathan Bush called for a motion to approve the January 24, 2022 Plan Commission meeting minutes.

**Motion:** Approval of January 24, 2022 Plan Commission meeting minutes. **Moved** by Chris Kinnett. **Seconded** by Charlie Canary. **Yes:** Bowman, Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler and Vann. **No:** None. **Motion approved 8-0.**

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**III. PUBLIC HEARINGS:**

**M-1-22; Michael & Julie Douville – Minor Residential Subdivision Request.**  
**721 E. St. Rd. 44**

Staff presented findings and facts to the board and recommended approval subject to satisfaction of all checkpoint agencies.

Petitioner Julie Douville (721 E. St. Rd. 44, Franklin 46131) was present to speak and address concerns.

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

- Q. Board member Chad Bowman inquired as to whether or not a homeowner/property owner must receive dual approval from both City of Franklin and Johnson County?
  - A. Yes, zoning standards only.

- Q. Board member Chad Bowman asked for confirmation that the City of Franklin's contingent approval would be received prior to the Board of Plan Commission hearing the matter?  
A. Yes.
- Q. Board member Chad Bowman inquired as to whether or not there was a way for a homeowner/property owner to go around the City of Franklin's buffer zone approval?  
A. No.
- Q. Attorney Stephen Watson asked if the City of Franklin has approved this request?  
A. Yes.
- Q. Board member Nathan Bush asked if staff's recommendation for approval included the comments from the surveyor?  
A. Yes.
- Q. Board member Charlie Canary inquired as to whether or not all of the checkpoint agencies approvals are required?  
A. Yes.
- Q. Board member Dale Sedler referred to page four (4) of the staff report and inquired as to what the meaning of conservation was under future land use?  
A. The Johnson County Comprehensive Plan has the future land use as conservation which more likely than not had something to do with the flood zone and character of the area at the time that the plan was written and approved.
- Q. Board member Nathan Bush asked if the property was located within a flood zone?  
A. No.
- Q. Board member Nathan Bush asked Mrs. Douville if she was planning to sell the existing residence once the new residence was built?  
A. Yes.

**Motion:** To approve M-1-22 to provide for the subdivision of the subject site into two (2) lots, all lots will have road frontage on St. Rd. 44, one (1) lot will be 2.21 acres, the other will be 2 acres in size, with satisfaction of all checkpoint agencies and Staff's Findings of Fact. **Moved** by Chad Bowman. **Seconded** by Chris Kinnett. **Yes:** Bowman, Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler and Vann. **No:** None. **Motion approved 8-0.**

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

Request to vacate a portion of the Hugh Forrester Park Plat.

Staff presented findings and facts to the board and recommended approval.

David Webster with Crossroad Engineers P.C. (3417 Sherman Dr., Beech Grove 46107) on behalf of the Petitioner was present to speak and address concerns

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

- Q. Board member Charlie Canary inquired as to why they would not want to vacate the whole plat?

A. Unknown.

- Q. Attorney Stephen Watson asked if there was going to be any change to any area that is reserved for public use?

A. No.

- Q. Board member Chris Kinnett asked for confirmation that on lots 3 and 4 is where the emergency center is currently, lot 2 has the current residence and they are wanting to vacate lot 1?

A. Yes.

**Motion:** To approve the request to vacate Lot 1 of Hugh Forrester Park Subdivision. **Moved** by Charlie Canary. **Seconded** by Chris Kinnett. **Yes:** Bowman, Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler and Vann. **No:** None. **Motion approved 8-0.**

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**V. ADJOURNMENT:**

Chairman Nathan Bush called for a motion to adjourn the meeting at 6:26 PM.

**Motion:** Adjourn the meeting. **Moved** by Gregg Cantwell. **Seconded** by Nathan Bush. **Yes:** Bowman, Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler and Vann. **No:** None. **Motion approved 8-0.**

Approved on: May 23, 2022

By:

  
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Nathan Bush, Chairman

Attested By:

  
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Chris Kinnett, Secretary