

## Johnson County Plan Commission

### May 23, 2022 Meeting Minutes

The Johnson County Advisory Plan Commission met on Monday, May 23, 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, Ron West, Attorney Attorney Jacob Bowman (Legal Counsel - not voting), Michele Hansard (Director – not voting), Rachael Schaefer (Senior Planner – not voting) and Angela Olson (Recording Secretary – not voting).

**Absent:** Jonathan Myers (Alternate)

---

#### II. APPROVAL OF MEETING MINUTES:

Chairman Nathan Bush called for a motion to approve the April 25, 2022 Plan Commission meeting minutes.

**Motion:** Approval of April 25, 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 9-0.**

---

#### III. PUBLIC HEARINGS:

##### **W-2-22; Chester & Christian Birch – Waiver Requests. 3717 W. 525 S.**

Staff presented findings and facts to the board and recommended approval of these requests.

John Larrison with Holloway Engineering (100 Professional Ct., Mooresville, 46158) on behalf of the Petitioner was present to speak and address concerns. **Exhibit** provided to board members but copies was not provided for the record.

Brent Vansickle (3315 W. 525 S., Trafalgar 46181) the potential buyer was present to speak on behalf of the waiver request.

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 they were going to be sharing the driveway?
  - A. There will be no need for a shared drive.

- Q. Board member Nathan Bush asked, based on the lot size that is there, if they were to split it into a larger parcel would there be any way to split it without having to receive a waiver?

A. They could have split it into two (2) acres but they would to have gotten rid of the pasture area.

- Q. Board member Nathan Bush asked what the minimum was to split off a ten (10) acre tract?

A. You can only subdivide via Roadside.

- Q. Board member Nathan Bush inquired as to whether or not there were any plans on the larger parcel to do any construction or build any houses there?

A. No.

- Q. Board member Charlie Canary inquired if they wanted to divide the property again and would have to have another waiver, does that fact that it is in different parcels make any difference?

A. No.

**Motion:** To approve W-2-22 to allow for a two (2) lot Roadside Subdivision where the lot will be four (4) acres and Petitioners' Findings of Fact. **Moved** by Charlie Canary. **Seconded** by Chad Bowman. **Yes:** Bowman, Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler, Vann and West. **No:** None. **Motion approved 9-0.**

-----

**P-1-22; Lennar Corporation of Indiana, Inc. – Deerfield Major Subdivision – Preliminary Plat. 35.247 acres behind 1247 S. Runyon Rd.**

Staff presented findings and facts to the board and recommended approval subject to the following conditions:

1. The plan must receive approval from all Technical Review Committee checkpoint agencies.
2. Block A shall only be approved less than two (2) acres in size if construction plans provide for sewer connection.

Ty Rinehart, Director of Land Acquisition with Lennar Corporation of Indiana, LLC (11555 N. Meridian St., Ste. 400, Carmel 46032) on behalf of the Petitioner was present to speak and address concerns.

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

- Q. Board member Ron West asked if this property drains to the southwest?  
A. Yes.
- Q. Board member Nathan Bush asked staff for confirmation that the conditions listed in the staff report have already been met?  
A. Yes.
- Q. Board member Charlie Canary inquired as to whether or not the wooded areas were the common areas?  
A. Yes.
- Board member Stoney Vann pointed the typing error in the case number P-2-21 in the staff report.
- Q. Board member Nathan Bush inquired as to whether or not the quality of the homes would be similar to the surrounding homes?  
A. The homes will be in the companies Cornerstone Series where the homes shall be 3,000 to 4,000 square feet and the prices will start out in the mid to \$400,000.00 up to \$600,000.00 range.
- Q. Board member Nathan Bush inquired as to what the outside materials of the homes would be?  
A. Masonry and hardiplank.
- Q. Board member Ron West asked if construction would be similar to what was being done on Cutsinger?  
A. Yes.
- Q. Board member Ron West inquired as to whether or not the homes would be on slabs only?  
A. There will also be basement options.
- Q. Board member Charlie Canary asked for confirmation that the mail entrance would be coming off Runyon Road?  
A. Yes.
- Q. Board member Chris Kinnett inquired as to which street would connect to Brentwood?  
A. Thornwood Drive.

- Q. Board member Ron West asked what Curry Road/850 North was?  
A. Private Road.
- Q. Board member Gregg Cantwell referred to the intersection just north of Persian Street and Thornwood Drive and stated that there was a point that the Surveyor Department would call the east center of section three (3), township thirteen (13), north range three (3) east there is a stone adjoining corner with Ross and Angela Stackhouse and requested that Lennar contact their office during development so they could check said stone?  
A. Yes.

Remonstrator Stephen Watson (4566 Broken Bow Dr., Greenwood 46143) was present to express his concerns regarding traffic and safety.

Remonstrator Roger Hitz (6564 St. Rd. 144., Greenwood 46143) was present to express his concerns regarding traffic and buffer to the north.

Remonstrator Aaron Castleman (4275 Blue Spruce Ct., Greenwood 46143) was present to express his concerns regarding traffic, safety and drainage.

**Motion:** To approve P-1-22 to create a fifty-two (52) acre, ninety-six (96) lot major subdivision, staffs' conditions and Findings of Fact. **Moved** by Ron West. **Seconded** by Gregg Cantwell. **Yes:** Bowman, Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler, Vann and West. **No:** None. **Motion approved 9-0.**

**IV. ADJOURNMENT:**

Chairman Nathan Bush called for a motion to adjourn the meeting at 6:45 PM.

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

Approved on: July 25, 2022

By:

  
Nathan Bush, Chairman

Attested By:

  
Chris Kinnett, Secretary