

Johnson County Board of Zoning Appeals

May 23, 2023 Meeting Minutes

The Johnson County Board of Zoning Appeals met on Tuesday, May 23, 2023 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 7:00 PM by Chairman Chris Campbell.

I. ROLL CALL:

Present: Chad Bowman, Chris Campbell, Charlie Canary, James Kaylor, Steve Powell, Attorney Jacob Bowman (Legal Counsel - not voting), Michele Hansard (Director - not voting), and Angela Olson (Recording Secretary – not voting).

Absent: Rachael Schaefer (Planner – not voting) and Paul Clodfelter (Alternate)

II. APPROVAL OF MEETING MINUTES:

Chairman Chris Campbell called for a motion to approve the April 25, 2023 Board of Zoning Appeals meeting minutes.

Motion: Approval of April 25, 2023 Board of Zoning Appeals meeting minutes. **Moved** by Charlie Canary. **Seconded** by James Kaylor. **Yes:** Bowman, Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

III. PUBLIC HEARINGS:

V-5-23; Hoosier Trapper Supply, Inc. – Variance of Use. 1121 N. Matthews Rd.

Staff presented findings and facts to the board and recommended approval of this request.

Petitioner Charles Mascheck (8600 S. Edinburgh Rd., Edinburgh 46124) was present to speak and address questions and/or concerns.

Michael Wood (3981 E. Matthews Rd., Greenwood 46143) was present to express his support of this request.

Jacob Mascheck (8600 S. Edinburgh Rd., Edinburgh 46124) was present to express his support of this request.

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

- Q. Board member Charlie Canary asked for clarification of which direction was north in the images that were included in the staff's report?
 - A. Staff clarified verbally in visually which direction was north.

- Q. Board member Steve Powell inquired if the Petitioner anticipated more traffic with the additional retail space?
A. No.
- Q. Board member Steve Powell asked if the Petitioner anticipated more business with the additional retail space?
A. Perhaps more online activity but not on-site.
- Q. Board member Charlie Canary asked staff for clarification regarding the surveyor concern?
A. Staff advised the board of the surveyor concern.
- Q. Board member Charlie Canary inquired as to whether or not they would need Drainage Board Approval?
A. Unknown.
- Q. Board member Charlie Canary asked if there was a legal drain on the property?
A. No.
- Q. Board member Steve Powell inquired as to whether or not the Petitioner would still need a construction permit?
A. Yes.
- Q. Board member Steve Powell inquired as to whether or not the drainage would be reviewed during the application of the construction permit?
A. Yes, by Planning & Zoning Department Engineer, Richard Hoover.

Remonstrator Chris Bohnert (1191 N. Matthews Rd., Greenwood 46143) was present to express his concerns regarding drainage, future use and changes to the nature of the area.

Motion: To approve V-5-23 to allow for a 40 x 64 building addition to the approved Use Variance site plan and Petitioner's Findings of Facts. **Moved** by Chad Bowman. **Seconded** by Charlie Canary. **Yes:** Bowman, Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 5-0.**


IV. ADJOURNMENT:

Chairman Chris Campbell called for a motion to adjourn the meeting at 7:22 PM.

Motion: Adjourn the meeting. **Moved** by Chad Bowman. **Seconded** by Charlie Canary. **Yes:** Bowman, Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

Approved on: June 27, 2023

By:


Chris Campbell, Chairman

Attested By:


Charlie Canary, Secretary