

Johnson County Plan Commission
July 24, 2023 Meeting Minutes

The Johnson County Advisory Plan Commission met on Monday, July 24, 2023 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 6:00 PM by Chairman Nathan Bush.

I. ROLL CALL:

Present: Chad Bowman, Nathan Bush, Gregg Cantwell, Steve Hickman, Chris Kinnett, Jonathan Myers, Stoney Vann, Ron West, Attorney Stephen Watson (Legal Counsel - not voting), Michele Hansard (Director – not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Charlie Canary and Ron Deer (Alternate)

II. APPROVAL OF MEETING MINUTES:

Chairman Nathan Bush called for a motion to approve the April 24, 2023 Plan Commission meeting minutes.

Motion: To approve the April 24, 2023 Plan Commission meeting minutes with the correction of verbiage on page four (4) of Chad Bowman’s question and Petitioner’s response. **Moved** by Chris Kinnett. **Seconded** by Jonathan Myers. **Yes:** Bowman, Bush, Cantwell, Hickman, Kinnett, Myers, Vann and West. **No:** None. **Motion approved 8-0.**

III. PUBLIC HEARINGS:

**M-2-23 through M-7-23; Greg Leugers – Minor Plat Requests.
Possum Hollow and Watson Rd.**

These minor plats have been continued to the August 28, 2023 Plan Commission Hearing due to the continuation of the Drainage Board petitions.

**M-10-23; G. Mitch Cornett – Residential Subdivision Plat Request.
30.39 acres South of 517 N. Centerline Rd.**

Staff presented findings and facts to the board and recommended to approve this plat subject to satisfaction of all amendments requested by the Technical Review Committee and checkpoint agencies.

Surveyor Andrew Barkocy with Barkocy Surveying (4800 W. Smith Valley Rd., Greenwood 46142) on behalf of the Petitioner was present to speak and address questions and/or concerns.

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

- Q. Board member Jonathan Myers inquired as to where the ingress/egress was?
 - A. Surveyor Andrew Barkocy provided a description of where the ingress/egress was on along the northwest corner.
- Q. Board member Nathan Bush inquired as to whether or not the field tile(s) have/had been identified?
 - A. Yes, a farmer had a map at the Drainage Board meeting.
- Q. Board member Ron West asked if the current street from the adjacent subdivision was going to be tied in?
 - A. No.
- Q. Board member Chad Bowman inquired as where the Franklin Buffer zone was located?
 - A. Staff advised that there is no longer a Franklin Buffer zone.

Remonstrator Tony Florence (517 N. Centerline Rd., Franklin 46131) was present to express his concerns regarding well systems, water issues, drainage issues and the northwest drive location.

Remonstrator Rick Chase (516 N. Centerline Rd., Franklin 46131) was present to express his concerns regarding water issues.

Motion: To approve M-10-23 to create a residential subdivision plat to be known as Blue Heron Minor Plat dividing 30.39 acres into four (4) lots. **Moved** by Steve Hickman. **Seconded** by Ron West. **Yes:** Bowman, Bush, Cantwell, Hickman, Kinnett, Myers, Vann and West. **No:** None. **Motion approved 8-0.**

Z-1-23; Grover and Jill Upton – Rezoning Request. 3002 S. U.S. 31

Staff presented findings and facts to the board and recommended a favorable recommendation to the County Board of Commissioners for this request.

Petitioners Grover and Jill Upton (301 Buck Creek Blvd. S. Dr., Indianapolis 46227) were present to speak and address questions and/or concerns.

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

- Q. Board member Steve Hickman asked if there had been any similar rezoning requests recently?
 - A. Yes, last year there was a similar request.

- Q. Board member Jonathan Myers asked staff if we were in the process of redoing the Comprehensive Plan?
 - A. No, at this time we are working on the Comprehensive Subdivision and Control Ordinance which is anticipated to be finalized in 2024.
- Q. Board member Chris Kinnett asked for clarification if the rezoning was occurring on one (1) lot or two (2) lots?
 - A. Two (2) lots. The Petitioners will be combining these lots if this request is approved.

Motion: To approve Z-1-23 the rezoning of three (3) acres from the B-1 zoning district to the A-1 zoning district to provide for continued residential use of the property. **Moved** by Ron West. **Seconded** by Chris Kinnett. **Yes:** Bowman, Bush, Cantwell, Hickman, Kinnett, Myers, Vann and West. **No:** None. **Motion approved 8-0.**

IV. REPORTS and RECOMMENDATIONS:

Staff and the board members held a discussion on Public Notice requirements on plats.

V. ADJOURNMENT:

Chairman Nathan Bush called for a motion to adjourn the meeting at 6:54 PM.

Motion: Adjourn the meeting. **Moved** by Jonathan Myers. **Seconded** by Ron West. **Yes:** Bowman, Bush, Cantwell, Hickman, Kinnett, Myers, Vann and West. **No:** None. **Motion approved 8-0.**

Approved on: August 28, 2023

By:



Nathan Bush, Chairman

Attested By:



Chris Kinnett, Secretary