

**Johnson County Plan Commission**  
**May 24, 2021 Meeting Minutes**

The Johnson County Advisory Plan Commission met on Monday, May 24, 2021 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, Charlie Canary, Gregg Cantwell, Pete Ketchum, Chris Kinnett, John Schilling, Pat Vercauteren, Ron West, Attorney Stephen Watson (Legal Counsel - not voting), Michele Hansard (Director – not voting) and Angela Olson (Recording Secretary – not voting).

**Absent:** Jonathan Myers (Alternate)

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**II. APPROVAL OF MEETING MINUTES:**

Chairman Nathan Bush called for a motion to approve the April 26, 2021 Plan Commission meeting minutes.

**Motion:** Approval of April 26, 2021 Plan Commission meeting minutes. **Moved** by Chad Bowman. **Seconded** by Ron West. **Yes:** Bowman, Bush, Canary, Cantwell, Ketchum, Kinnett, Schilling, Vercauteren and West. **No:** None. **Motion approved 9-0.**

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**III. PUBLIC HEARINGS:**

**M-3-21; Ryan Wampler – Minor Plat Request. 5326 Travis Rd.**

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

Surveyor Andrew Barkocy with Maurer Surveying, Inc. (4800 W. Smith Valley Rd., Ste. P, Greenwood 46142) on behalf of Petitioner was present to speak and address concerns. Mr. Barkocy advised the board that a fire hydrant would be installed and that a tile had been found.

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

- Q. Board member Nathan Bush inquired as to what the board is to be approving today that was not approved at the March Plan Commission meeting?
  - A. The waiver was approved in March for the deviation. This is the official plat request.

- Q. Board member Nathan Bush inquired as to whether or not there were any significant changes since the last meeting?

A. No.

- Q. Board member Ron West mentioned the board's reluctance to approve flag lots in the past and inquired as to why we have seen an increase lately in flag lot proposals?

A. Staff explained the fact that if a lot is over five (5) acres the county ordinance does not allow us to stop flag lots and how such lots come into existence.

**Motion:** To approve M-3-21 to approve the Wampler Residential Minor Subdivision subject to satisfaction of all approvals from checkpoint agencies and staff's Findings of Fact. **Moved by** Chad Bowman. **Seconded** by Pat Vercauteren. **Yes:** Bowman, Bush, Canary, Cantwell, Ketchum, Kinnett, Schilling, Vercauteren and West. **No:** None. **Motion approved 9-0.**

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**W-7-21; Brandon Paris – Waiver Request. 4168 S. 25 W.**

Staff presented findings and facts to the board and recommended approval where the subdivision is of a non-original lot of record and denial with lot areas of 6.9 and 13.1 acres.

Petitioner Brandon Paris (4168 S. 25 W., Trafalgar 46181) 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 Ron West asked staff if the Petitioner had agreed yet to any of the proposals?

A. Staff advised the board that the proposals had been presented to the Petitioner but has not received a response.

Board members, staff and Petitioner discussed the property line placement and/or boundary retracement options in order to meet the ordinance and Petitioner's desired plans.

**Petitioner Brandon Paris withdrew his waiver request.**

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**Z-2-21; Speedway, LLC – Rezoning Request. 6100 W. Smith Valley Rd.**

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

Engineering Consultant Eric Carter with Weihe Engineers, Inc. (10505 N. College Ave., Indianapolis 46280) and Project Manager Mike Bergmann with Speedway, LLC (8902 Vincennes Cir., Ste. E, Indianapolis 46268) on behalf of Petitioner was present to speak and address concerns.

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

- Q. Board member Ron West inquired as to whether or not this would have any effect on the county's current negotiations with the land owner for the right-of-way?  
A. The right-of-way area that the county is currently negotiating with the land owner has been left out.
- Q. Board member Charlie Canary asked what would happen to the property and surrounding property value if rezoned from an R-2 to a B-1?  
A. The Comprehensive Plan recommends this area to be commercial development.
- Q. Board member Ron West inquired as to whether or not Speedway could indicate what the development use would be?  
A. Undetermined.
- Q. Board member Ron West asked if this would be used for a retention pond and/or retail?  
A. Undetermined.
- Q. Board member Ron West inquired as to whether or not Speedway would be willing to make a commitment as to some specific things they would or would not do on that parcel?  
A. Not at this time.
- Q. Board member John Schilling asked if the site plan was correct in showing that Mullinix Road would be extended on this property?  
A. Staff believes that it is the county's intention of obtaining right-of-way in the area of Mullinix Road to serve as the frontage road for I-69.
- Q. Board member John Schilling inquired as to where the gas station tanks would be located on the site plan?  
A. Left of the canopy in the lighter grey area on the site plan.
- Q. Board member Chris Kinnett inquired as to whether or not time was of the essence? If there was a reason that this needed to be done now?  
A. No.

Remonstrator Pastor Steve Schellin with Southland Community Church (5800 W. Smith Valley Rd., Greenwood 46142) was present to express that he was neither for nor against the request but

wanted to make sure that whatever went in would be in the best interest of the church, daycare, preschool activities and the community.

**Motion:** To continue Z-2-21 to the June 28, 2021 Plan Commission meeting. **Moved** by Ron West. **Seconded** by Pat Vercauteren. **Yes:** Bush, Canary, Cantwell, Ketchum, Kinnett, Schilling, Vercauteren and West. **No:** Bowman. **Motion approved 8-1.**

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**IV. NEW BUSINESS:**

Discussion of changes to the Solar Panel Farms and Wind Power Ordinance took place amongst staff and board members.

Board members directed staff to make changes to the ordinance for review and approval at the special meeting on June 7, 2021.

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**V. ADJOURNMENT:**

Chairman Nathan Bush called for a motion to adjourn the meeting at 8:34 PM.

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

Approved on: June 28, 2021

By:



Nathan Bush, Chairman

Attested By:



Pat Vercauteren, Secretary