

Johnson County Plan Commission
January 25, 2021 Meeting Minutes

The Johnson County Advisory Plan Commission met on Monday, January 25, 2021 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 6:00 PM by Attorney Stephen Watson.

I. ROLL CALL:

Present: Nathan Bush, Charlie Canary, Gregg Cantwell, Dan Cartwright, Pete Ketchum, John Schilling, Pat Vercauteren, Ron West, Attorney Stephen Watson (Legal Counsel - not voting), David Hittle (Director – not voting), Michele Hansard (Senior Planner – not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Chad Bowman and Jonathan Myers (Alternate)

II. ELECTION OF OFFICERS FOR 2021:

Motion: To renew Dan Cartwright as Chairman for 2021. **Moved** by Pat Vercauteren. **Seconded** by John Schilling. **Yes:** Bush, Canary, Cantwell, Cartwright, Ketchum, Schilling, Vercauteren and West. **No:** None. **Motion approved 8-0.**

Motion: To renew Chad Bowman as Vice Chairman for 2021. **Moved** by Ron West. **Seconded** by Charlie Canary. **Yes:** Bush, Canary, Cantwell, Cartwright, Ketchum, Schilling, Vercauteren and West. **No:** None. **Motion approved 8-0.**

Motion: To renew Pat Vercauteren as Secretary for 2021. **Moved** by Ron West. **Seconded** by John Schilling. **Yes:** Bush, Canary, Cantwell, Cartwright, Ketchum, Schilling, Vercauteren and West. **No:** None. **Motion approved 8-0.**

Motion: To renew Pat Vercauteren as Hearing Officer for 2021. **Moved** by Dan Cartwright. **Seconded** by Ron West. **Yes:** Bush, Canary, Cantwell, Cartwright, Ketchum, Schilling, Vercauteren and West. **No:** None. **Motion approved 8-0.**

Motion: To renew Angela Olson as Recording Secretary for 2021. **Moved** by Ron West. **Seconded** by Pat Vercauteren. **Yes:** Bush, Canary, Cantwell, Cartwright, Ketchum, Schilling, Vercauteren and West. **No:** None. **Motion approved 8-0.**

III. LEGAL COUNSEL CONTRACT:

Chair Cartwright advised the board members that Williams, Barrett and Wilkowski had presented their proposed legal counsel contract for the same amount for 2021 and called for a motion.

Motion: Approval of proposed legal counsel contract for 2021. **Moved** by Charlie Canary. **Seconded** by Pat Vercauteren. **Yes:** Bush, Canary, Cantwell, Cartwright, Ketchum, Schilling, Vercauteren and West. **No:** None. **Motion approved 8-0.**

IV. APPROVAL OF MEETING MINUTES:

Chair Cartwright called for a motion to approve the December 28, 2020 Plan Commission meeting minutes.

Motion: Approval of December 28, 2020 Plan Commission meeting minutes. **Moved** by John Schilling. **Seconded** by Ron West. **Yes:** Bush, Canary, Cantwell, Cartwright, Ketchum, Schilling, Vercauteren and West. **No:** None. **Motion approved 8-0.**

V. PUBLIC HEARINGS:

Z-2-20; Benham & Edwards, LLC – Rezoning Request. NE corner of 100 E. & 300 S.

Chairman Cartwright advised the board members that this matter has been withdrawn.

W-1-21; Ellen Mae Paris – Waiver Requests. 265 E. 300 S.

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

Petitioner Ellen Paris (265 E. 300 S., Franklin 46131) was present to speak and address concerns.

Jenny Baker (2301 Fox Dr., Franklin 46131) was present to speak in support of the waiver request.

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

- Q. Board member Dan Cartwright inquired as to the amount of road frontage for the 22 acre parcel?
 - A. Less than the minimum requirement.

- Q. Board member Dan Cartwright asked for confirmation that we were now looking at only two (2) parcels?
 - A. Yes.

- Q. Board member Dan Cartwright asked for confirmation that the road frontage for the 22 acre parcel was now irrelevant?
A. Yes.

- Q. Board member Charlie Canary inquired as to whether or not the two (2) parcels to the east were going to be combined?
A. No.

- Q. Board member Charlie Canary inquired as to whether or not the two (2) parcels to the east were going to be combined?
A. No, they are going to swap acreage from the front parcel to the back parcel.

- Q. Board member Charlie Canary asked for confirmation that when finished there would be three (3) parcels?
A. Yes.

Motion: To approve W-1-2 to provide a two (2) lot Roadside Subdivision where the subdivision is of a non-original lot of record, with lot areas of 10 and 14.97 acres, with one (1) lot having thirty (30) feet of road frontage and Petitioner's Findings of Facts. **Moved** by Ron West. **Seconded** by Pat Vercauteren. **Yes:** Bush, Canary, Cantwell, Cartwright, Ketchum, Schilling, Vercauteren and West. **No:** None. **Motion approved 8-0.**

W-2-21; Dawn Ankrom – Waiver Request. 7294 E. Division Rd. and 75 N. 700 E.

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

Surveyor Brad Ott with Main Street Consulting Co. (675 N. Main St., Franklin 46131) 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 Dan Cartwright inquired as to which lot would have the house?
A. Lot 1, which has 5.79 acres.

- Q. Board member Dan Cartwright asked why the Petition was not present?
A. The Surveyor, Brad Ott, had told Ms. Ankrom that she did not have to be present.

Motion: To approve W-2-21 to provide for a three (3) lot Roadside Subdivision with lots of 5.79 and 2.36 acres in size and Petitioner's Findings of Facts. **Moved** by Pat Vercauteren. **Seconded** by John Schilling. **Yes:** Bush, Canary, Cantwell, Ketchum, Schilling, Vercauteren and West. **No:** Cartwright. **Motion approved 7-1.**

W-3-21; Jeffrey and Corina Jones – Waiver Request. 3078 W. 625 S.

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

Petitioners Jeffrey and Corina Jones (3078 W. 625 S., Trafalgar 46181) were 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 Dan Cartwright asked that once the new residence was built on the new parcel if it was the Petitioners intent to sell the existing residence on the current parcel?

A. Yes.

Remonstrator Dan Brockover (3234 W. 625 S., Trafalgar 46181) was present to express his concerns regarding changes in the nature of the area.

Remonstrator Greg Wood (3174 W. 625 S., Trafalgar 46181) was present to express his concerns regarding staying in the zoning requirements and property value.

Motion: To approve W-3-20 to provide for a two (2) lot Roadside Subdivision where the parent tract is 9 acres and Petitioners Findings of Facts. **Moved** by Pat Vercauteren. **Seconded** by Ron West. **Yes:** Bush, Canary, Cantwell, Cartwright, Ketchum, Schilling, Vercauteren and West. **No:** None. **Motion approved 8-0.**

P-2-20; Lennar Homes of Indiana – Preliminary Plat Request. 4444 W. Stones Crossing Rd.

Staff advised the board members that this matter has been automatically continued to the January 25, 2021 meeting.

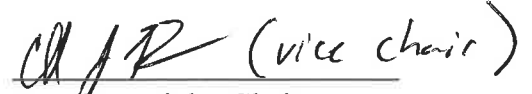
VI. ADJOURNMENT:

Chair Cartwright called for a motion to adjourn the meeting at 6:41 PM.

Motion: Adjourn the meeting. **Moved** by Pete Ketchum. **Seconded** by Ron West. **Yes:** Bush, Canary, Cantwell, Cartwright, Ketchum, Schilling, Vercauteren and West. **No:** None. **Motion approved 8-0.**

Approved on: February 22, 2021

By:

 (vice chair)
Dan Cartwright, Chairman

Attested By:


Pat Vercauteren, Secretary