

Johnson County Plan Commission
January 24, 2022 Meeting Minutes

The Johnson County Advisory Plan Commission met on Monday, January 24, 2022 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 6:01 PM by Attorney Stephen Watson.

I. ROLL CALL:

Nathan Bush, Charlie Canary, Gregg Cantwell, Pete Ketchum, Chris Kinnett, Dale Sedler, Stoney Vann, Ron West, Attorney Stephen Watson (Legal Counsel - not voting), Michele Hansard (Director – not voting), Rachael Schaefer (Senior Planner – not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Chad Bowman and Jonathan Myers (Alternate)

II. ELECTION OF OFFICERS FOR 2022:

Motion: To renew Nathan Bush as Chairman for 2022. **Moved** by Ron West. **Seconded** by Charlie Canary. **Yes:** Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler, Vann and West. **No:** None. **Motion approved 8-0.**

Motion: To renew Chad Bowman as Vice Chairman for 2022. **Moved** by Ron West. **Seconded** by Charlie Canary. **Yes:** Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler, Vann and West. **No:** None. **Motion approved 8-0.**

Motion: To appoint Chris Kinnett as Secretary for 2022. **Moved** by Ron West. **Seconded** by Charlie Canary. **Yes:** Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler, Vann and West. **No:** None. **Motion approved 8-0.**

Motion: To appoint Chris Kinnett as Hearing Officer for 2022. **Moved** by Nathan Bush. **Seconded** by Ron West. **Yes:** Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler, Vann and West. **No:** None. **Motion approved 8-0.**

Motion: To appoint Nathan Bush as Technical Review Committee Representative for 2022. **Moved** by Charlie Canary. **Seconded** by Chris Kinnett. **Yes:** Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler, Vann and West. **No:** None. **Motion approved 8-0.**

Motion: To renew Angela Olson as Recording Secretary for 2022. **Moved** by Nathan Bush. **Seconded** by Stoney Vann. **Yes:** Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler, Vann and West. **No:** None. **Motion approved 8-0.**

III. LEGAL COUNSEL CONTRACT:

Chairman Nathan Bush advised the board members that Williams, Barrett and Wilkowski had presented their proposed legal counsel contract for the same amount for 2022 and called for a motion.

Motion: Approval of proposed legal counsel contract for 2022. **Moved** by Ron West. **Seconded** by Gregg Cantwell. **Yes:** Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler, Vann and West. **No:** None. **Motion approved 8-0.**

IV. APPROVAL OF MEETING MINUTES:

Chairman Nathan Bush called for a motion to approve the December 27, 2021 Plan Commission meeting minutes.

Motion: Approval of December 27, 2021 Plan Commission meeting minutes. **Moved** by Gregg Cantwell. **Seconded** by Charlie Canary. **Yes:** Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler, Vann and West. **No:** None. **Motion approved 8-0.**

V. PUBLIC HEARINGS:

Z-1-22; Frank Woods – Rezoning Request. 2881 S. Old 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.

Petitioner Elizabeth Woods (230 W. Elbert St., Indianapolis 46217) was present to speak and address concerns.

Motion: To approve Z-1-22 to allow the rezoning of 1.58 acres from the B-1 zoning district to the R-2 zoning district to provide for continued residential use of the property and Petitioner's Findings of Facts. **Moved** by Ron West. **Seconded** by Chris Kinnett. **Yes:** Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler, Vann and West. **No:** None. **Motion approved 8-0.**

W-1-22; Brandon Paris, Justin Smith and Ryan Frazier – Waiver Requests. 45.8 acre parcel on the NE corner of 25 W. & St. Rd. 252

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

Petitioner Justin Smith (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:

- Board members and staff discussed the original lot of record rules and regulations per the county ordinances.

- Q. Board member Charlie Canary asked the Petitioner what his reasoning was for wanting five (5) lots versus three (3) lots?
A. No reason other than personal goal to create and sell off five (5) lots.
- Q. Board member Charlie Canary asked the Staff if the property across the road had been divided in a similar fashion months prior?
A. Staff advised the board that Brandon Paris had withdrew a prior Petition and decided to do a boundary retracement on the property across the road.

Motion: To deny W-1-22; Part A to provide for a Roadside Subdivision that contains five (5) proposed lots and Staff's Findings of Facts. **Moved** by Stoney Vann. **Seconded** by Dale Sedler. **Yes:** Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler, Vann and West. **No:** None. **Motion approved 8-0.**

Motion: To approve W-1-22; Part B to allow the subdivision on a non-original lot of record and Petitioner's Findings of Facts. **Moved** by Dale Sedler. **Seconded** by Ron West. **Yes:** Dale Sedler and Ron West. **No:** Bush, Canary, Cantwell, Ketchum, Kinnett and Vann. **Motion failed 2-6.**

Motion: To deny W-1-22; Part B to allow the subdivision on a non-original lot of record and Staff's Findings of Facts. **Moved** by Chris Kinnett. **Seconded** by Stoney Vann. **Yes:** Bush, Canary, Cantwell, Ketchum, Sedler and Vann. **No:** West. **Motion approved 7-1.**

Z-2-22; Dallas Deich – Rezoning Request. Lot 15 of Town of Needham Plat, northeast corner of Harrison St. and Jefferson St.

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

Petitioner Dallas Deich (1075 N. Meridian St., Greenwood 46143) 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 Dale Sedler asked staff for clarification as to whether or not the blue outline in the visual image included the right-of-way?
A. No.
- Q. Board member Dale Sedler asked staff for clarification as to whether or not half or the entire alley way would be included?
A. Entire alley way.
- Q. Board member Stoney Vann inquired as to clarification on what a barndominium was?

A. One (1) barn style residence with two (2) residential units within.

- Q. Board member Ron West asked staff for clarification on the size of the parcel which includes alley way?

A. .3 acres total.

Motion: To approve Z-2-22 to allow the rezoning of 0.2 acres from B-1 zoning district to the R-1 zoning district to provide for residential use of the property and Petitioner's Findings of Facts. **Moved** by Ron West. **Seconded** by Charlie Canary. **Yes:** Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler, Vann and West. **No:** None. **Motion approved 8-0.**

VI. NEW BUSINESS:

Adoption of Negative Findings of Facts for W-16-21


Motion: To adopt negative Findings of Facts for W-16-21. **Moved** by Charlie Canary. **Seconded** by Gregg Cantwell. **Yes:** Bush, Canary, Cantwell, Kinnett and Vann. **No:** West. **No Vote:** Ketchum and Sedler. **Motion approved 5-1.**

VII. ADJOURNMENT:

Chairman Nathan Bush called for a motion to adjourn the meeting at 7:33 PM.

Motion: Adjourn the meeting. **Moved** by Gregg Cantwell. **Seconded** by Charlie Canary. **Yes:** Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler, Vann and West. **No:** None. **Motion approved 8-0.**

Approved on: February 28, 2022

By: 
Nathan Bush, Chairman

Attested By: 
Chris Kinnett, Secretary