

Johnson County Plan Commission

July 25, 2022 Meeting Minutes

The Johnson County Advisory Plan Commission met on Monday, July 25, 2022 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, Dale Sedler, Stoney Vann, Ron West, Attorney Jacob Bowman (Legal Counsel - not voting), Michele Hansard (Director – not voting), Rachael Schaefer (Senior Planner – not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Jonathan Myers (Alternate)

II. APPROVAL OF MEETING MINUTES:

Chairman Nathan Bush called for a motion to approve the May 23, 2022 Plan Commission meeting minutes.

Motion: Approval of May 23, 2022 Plan Commission meeting minutes. **Moved** by Chris Kinnett. **Seconded** by Charlie Canary. **Yes:** Bowman, Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler and Vann. **No:** None. **Motion approved 9-0.**

III. PUBLIC HEARINGS:

M-3-22; Dale and Beverly Gee – Minor Residential Subdivision Request. 550 E. 775 S.

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

Surveyor Ryan Perry (636 W. 550 S., Trafalgar 46181) on behalf of the Petitioners was present to speak and address concerns.

Forrest Hayworth (1074 Janet Dr., Greenwood 46142) was present to speak in favor of this request.

Motion: To approve M-3-22 to allow for a two (2) lot Roadside Subdivision where one (1) lot will be 2 acres and the other will be 13.64 acres in size with the remainder platted as right-of-way and Petitioners' Findings of Fact. **Moved** by Chad Bowman. **Seconded** by Charlie Canary. **Yes:** Bowman, Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler, Vann and West. **No:** None. **Motion approved 9-0.**

**P-2-22; M/I Homes of Indiana, LP – Perry Chase Major Subdivision – Preliminary Plat.
33.36 acres south of 4135 W. Smith Valley Rd.**

Staff presented findings and facts to the board and recommended approval subject to the following condition:

1. The plat must receive approval from all Technical Review Committee checkpoint agencies.

Surveyor Joseph Heck, with Projects Plus (1257 Airport Pkwy., Ste. A, Greenwood 46143) on behalf of the Petitioner was present to speak and address concerns.

Acquisition Manager Tim Westfield with M/I Homes of Indiana, LP (8425 Woodfield Crossing Blvd., Ste. 100W, Indianapolis 46240) 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 Chad Bowman asked staff if they anticipated any opposition from the Highway Department?

A. No. They have requested improvement notes to be recorded on plat such as layover of pavement from north to south property line on the existing Berry Road.
- Q. Board member Nathan Bush inquired as to why some of these properties are still within the county's jurisdiction and have not been annexed into the Town of Bargersville or City of Greenwood?

A. In order for annexation to be possible a land has to be adjoining city limits and all of this property does not adjoin said limits.
- Q. Board member Nathan Bush asked for confirmation that this subdivision would be supplied by City of Greenwood for sanitation and Town of Bargersville for water?

A. Yes.
- Q. Board member Nathan Bush inquired as to whether or not the houses in Brentwood that backup to the common area retention pond have any rights or will that benefit the drainage of those lots?

A. No.
- Q. Board member Charlie Canary inquired as to how you determine how much to oversize?

A. The county has an allowable release rate that you can detain. Petitioner made the pond bigger to hold more volume up. Petitioner gave a detailed description of how they have handled the old watershed and drainage for the property.

- Board member Ron West expressed drainage issues that Brentridge has with retention on Runyon Road.

- Q. Board member Dale Sedler asked what size storm volume?

A. One-hundred (100) year flood volume.

- Q. Board member Chris Kinnett asked what the construction timeline plan was?

A. Spring 2023.

- Q. Board member Nathan Bush inquired as what the home sizes were being proposed?

A. 1,800 to 3,200 square foot single family dwellings (smart series).

- Q. Board member Nathan Bush asked if there would be any certain restrictions on building materials?

A. Petitioner will be following county code requirements.

- Q. Board member Ron West inquired as to whether or not there were going to be two (2) entrances for this subdivision?

A. Yes, one (1) entrance will connect through Deerfield upon completion.

Motion: To approve P-2-22 to create a 33.36 acre, 77 lot major subdivision, staffs' condition and Findings of Fact. **Moved** by Chris Kinnett. **Seconded** by Dale Sedler. **Yes:** Bowman, Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler, Vann and West. **No:** None. **Motion approved 9-0.**

IV. ADJOURNMENT:

Chairman Nathan Bush called for a motion to adjourn the meeting at 6:34 PM.

Motion: Adjourn the meeting. **Moved** by Gregg Cantwell. **Seconded** by Ron West. **Yes:** Bowman, Bush, Canary, Cantwell, Ketchum, Kinnett, Sedler, Vann and West. **No:** None.
Motion approved 9-0.

Approved on: September 26, 2022

By:



Nathan Bush, Chairman

Attested By:



Chris Kinnett, Secretary