

Johnson County Plan Commission January 23, 2023 Meeting Minutes

The Johnson County Advisory Plan Commission met on Monday, January 23, 2023 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 6:02 PM by Attorney Stephen Watson.

I. ROLL CALL:

Chad Bowman, Nathan Bush, Charlie Canary, Gregg Cantwell, Chris Kinnett, Jonathan Myers, 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: Ron Deer (Alternate)

II. ELECTION OF OFFICERS FOR 2023:

Motion: To renew Nathan Bush as Chairman, Chad Bowman as Vice Chairman and Chris Kinnett as Secretary for 2023. **Moved** by Ron West. **Seconded** by Gregg Cantwell. **Yes:** Bowman, Bush, Canary, Cantwell, Kinnett, Myers, Vann and West. **No:** None. **Motion approved 8-0.**

Motion: To renew Angela Olson as Recording Secretary for 2023. **Moved** by Chad Bowman. **Seconded** by Jonathan Myers. **Yes:** Bowman, Bush, Canary, Cantwell, Kinnett, Myers, Vann and West. **No:** None. **Motion approved 8-0.**

Motion: To renew Chris Kinnett as Hearing Officer for 2023. **Moved** by Ron West. **Seconded** by Charlie Canary. **Yes:** Bowman, Bush, Canary, Cantwell, Kinnett, Myers, Vann and West. **No:** None. **Motion approved 8-0.**

Motion: To renew Charlie Canary as Board of Zoning Appeals Representative for 2023. **Moved** by Jonathan Myers. **Seconded** by Nathan Bush. **Yes:** Bowman, Bush, Canary, Cantwell, Kinnett, Myers, Vann and West. **No:** None. **Motion approved 8-0.**

III. APPROVAL OF MEETING MINUTES:

Chairman Nathan Bush called for a motion to approve the November 28, 2022 Plan Commission meeting minutes.

Motion: Approval of November 28, 2022 Plan Commission meeting minutes. **Moved** by Chris Kinnett. **Seconded** by Ron West. **Yes:** Bowman, Bush, Canary, Cantwell, Kinnett, Myers, Vann and West. **No:** None. **Motion approved 8-0.**

IV. PUBLIC HEARINGS:

M-1-23; Annetta Morris – Minor Residential Subdivision Request. 21.23 acres approximately at 1450 N. 400 W.

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

Surveyor Brad Ott with Main Street Consulting (675 N. Main St., Franklin 46131) was present on behalf of the Petitioner to speak and/or address concerns.

Justin Hartsock (1122 Charles Lee Ct., Greenwood 46143) was present on behalf of the Petitioner to speak and/or address concerns.

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

- Q. Board member Chris Kinnett asked for confirmation that the remaining fifteen (15) acres would still be farmed?
A. Yes.
- Q. Board member Nathan Bush inquired as to the reason for the five (5) acres split?
A. The Petitioner would like to have a family arrangement for division of land.
- Q. Board member Charlie Canary inquired as to why there was a thirty-five (35) feet right-of-way road dedication instead of a twenty-five (25) feet?
A. CKW Surveying had completed a survey back in 2016 of the overall parcel which had indicated that the right-of-way road dedication was thirty-five (35) feet so the Petitioner had made the assumption that was the correct amount of right-of-way road dedication. During review of this request the Highway Department provided me with the twenty-five (25) feet correction.

Motion: To approve M-1-23 to provide for the subdivision of the subject site into two (2) lots, with satisfaction of all amendments requested by the Technical Review Committee and checkpoint agencies and Petitioner's Findings of Facts. **Moved** by Ron West. **Seconded** by Chris Kinnett. **Yes:** Bowman, Bush, Canary, Cantwell, Kinnett, Myers, Vann and West. **No:** None. **Motion approved 8-0.**

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W-1-23; Tammy Dorman – Waiver Request. 5118 W. Stones Crossing Rd.

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

Surveyor Andrew Barkocy with Barkocy Surveying, Inc. (4800 W. Smith Valley Rd., Ste. O, Greenwood 46143) was present on behalf of the Petitioner to speak and/or address concerns.

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

- Q. Board member Ron West referred to staff's presentation image of lot 1A and inquired as to what the strip represented between 1B and 2?
A. The line shows the measurement of the depth only. It is not a property line.
- Q. Board member Charlie Canary asked for confirmation that the total of acreage was 6.88?
A. The Beacon is incorrect. The correct survey acreage amount is 6.85.
- Q. Board member Nathan Bush referred to the new lot 1B elevation and inquired if there would be any issue with the driveway?
A. The Highway Department will have to review and approve any future driveway for this parcel.
- Q. Board member Nathan Bush asked if there was plenty of buildable area in the rear of the lot with the current elevation and drainage?
A. Yes.
- Q. Board member Nathan Bush inquired if the current driveway had a culvert for drainage?
A. Yes.

Motion: To approve W-1-23 to provide for a potential three (3) lot minor subdivision with two (2) of the lots having a depth-to-width ratio of 2.6:1 and Petitioner's Findings of Facts. **Moved** by Chris Kinnett. **Seconded** by Ron West. **Yes:** Bowman, Bush, Canary, Cantwell, Kinnett, Myers, Vann and West. **No:** None. **Motion approved 8-0.**

V. NEW BUSINESS:

Chairman Nathan Bush advised the board members that Williams, Barrett and Wilkowski had presented their proposed legal counsel contract for the same amount for meeting attendance and an increase in rate to \$240.00 per hour billable in units of one quarter for research and work done on behalf of the board for 2023 and called for a motion.

Motion: Approval of proposed legal counsel contract for 2023. **Moved** by Ron West. **Seconded** by Charlie Canary. **Yes:** Bowman, Bush, Canary, Cantwell, Kinnett, Myers, Vann and West. **No:** None. **Motion approved 8-0.**

VI. REPORTS AND RECOMMENDATIONS:

Staff briefed the board on the upcoming 2023 Unified Development Ordinance and asked if any of the members would be or knew of anyone who would be interested in participating on the advisory committee to please let the Director of Planning & Zoning know.

VII. ADJOURNMENT:

Chairman Nathan Bush called for a motion to adjourn the meeting at 6:45 PM.

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

Approved on: March 27, 2023

By: 
Nathan Bush, Chairman

Attested By: 
Chris Kinnett, Secretary