



JOHNSON COUNTY

Department of Planning and Zoning
86 West Court Street
Courthouse Annex
Franklin, Indiana 46131

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MEETING AGENDA

Johnson County Board of Zoning Appeals
September 23rd, 2025, 7:00 PM
Public Auditorium, West Annex Building
86 West Court Street, Franklin, Indiana

CALL TO ORDER

ROLL CALL

APPROVAL of MINUTES

Approval of minutes from the June 24th, 2025, meeting.

PUBLIC HEARINGS

-CONTINUED PETITIONS

None.

-NEW PETITIONS

V-11-25. Irving Materials. Land south of 6695 W. Smith Valley Road, Greenwood

Requesting approval to modify a site plan and Plan of Operation of a previously granted use variance of mineral excavation, V-21-20

OLD BUSINESS None

NEW BUSINESS None.

REPORTS AND RECOMMENDATIONS None.

ADJOURNMENT

The next regular meeting of the Johnson County Board of Zoning Appeals is scheduled for Tuesday, October 28th, 2025 at 7:00 PM.

Pursuant to Indiana Code 5-14-9 (the "Act"), board member terms and appointing authority:

Board of Zoning Appeals			
Name	Board Position	Appointed By	Term
Charley Canary	Secretary	Plan Commission	1/1/2021 - 12/31/2021
James Kaylor	Vice-Chairman	County Commissioners	1/1/2024 - 12/31/2027
Chris Campbell	Chairman	County Commissioners	1/1/2024 - 12/31/2027
Douglas W. Gray	Member (Also, Plan Commission Member)	County Commissioners	1/22/2024 - 12/31/2027
Mike Hoffman	Member	County Council	1/13/2025 - 12/31/2028
Roger Meyer	Alternate Member	County Council	1/1/2025 - 12/31/2025

In accordance with American Disabilities Act, any person attending the public meeting in need of reasonable accommodations in order to attend, hear, or present evidence at the public meeting on an agenda item should contact the Johnson County ADA coordinator, Barb Davis, at 86 W. Court St., Franklin, IN 46131, (317) 346-4329, bdavis@co.johnson.in.us.

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Staff Report

CASE NUMBER: V-11-25
ADDRESS: Land south of 6695 W. Smith Valley Road, Greenwood
Parcel #s: 41-04-05-031-008.001-038
PETITIONER: Irving Materials, Inc.

REQUEST

Requesting approval to modify a site plan and Plan of Operation of a previously granted use variance of mineral excavation, V-21-20

Original Request:

VARIANCE OF USE of the Johnson County Zoning Ordinance to allow for mineral excavation (not permitted on agriculturally-zoned property).

STAFF RECOMMENDATION

Staff recommends approval of this request, subject to the narrative statement, commitments, and site plan submitted with this petition.

PROPERTY DESCRIPTION

The overall parcel 87-acre site is zoned SR (Single Family Residential) and a small portion zoned AG (Agricultural). It is bordered to the north and west by the current mining operations of Irving Materials, zoned AG, and to the south by two small businesses, zoned BG (Business General).

The western half of the site is located within the flood fringe of the White River.

The approximately 133-acre site adjoining this subject site to the west and north was the subject of Special Exception petition SP-4-04, approved in 2004, which allows for the use of that adjoining property for mineral extraction.

USE REQUEST

This request, if approved, would allow for the modification of the site plan and plan of operation of variance V-21-20. The original request was to allow mining of an additional 27.32 acres among two parcels that were part of the V-21-20 request. The original request was to leave open space along the new frontage area. This request will allow the mining operation to expand an additional 13.73 acres in the northeast corner, as shown in the exhibits.

Per the conditions of V-21-20, the petitioner installed a landscaped berm on the eastern edge of the mining limits. This berm will remain in place.

Per the condition of V-21-20, the petitioner had agreed to a set of commitments, including a security plan and a reclamation plan, that were negotiated with interested parties, chiefly the Town of Bargersville and Indiana-American Water, Inc. Both entities operate wells near the

subject site which serve the public water supply. As such, these two parties are principally charged with safeguarding and ensuring the quality of the public water supply for the bulk of White River Township. The petitioner has promised to extend those commitments to the additional acreage they wish to mine.

Staff regards the modification request as appropriate and reasonable and recommends their approval.

GENERAL INFORMATION

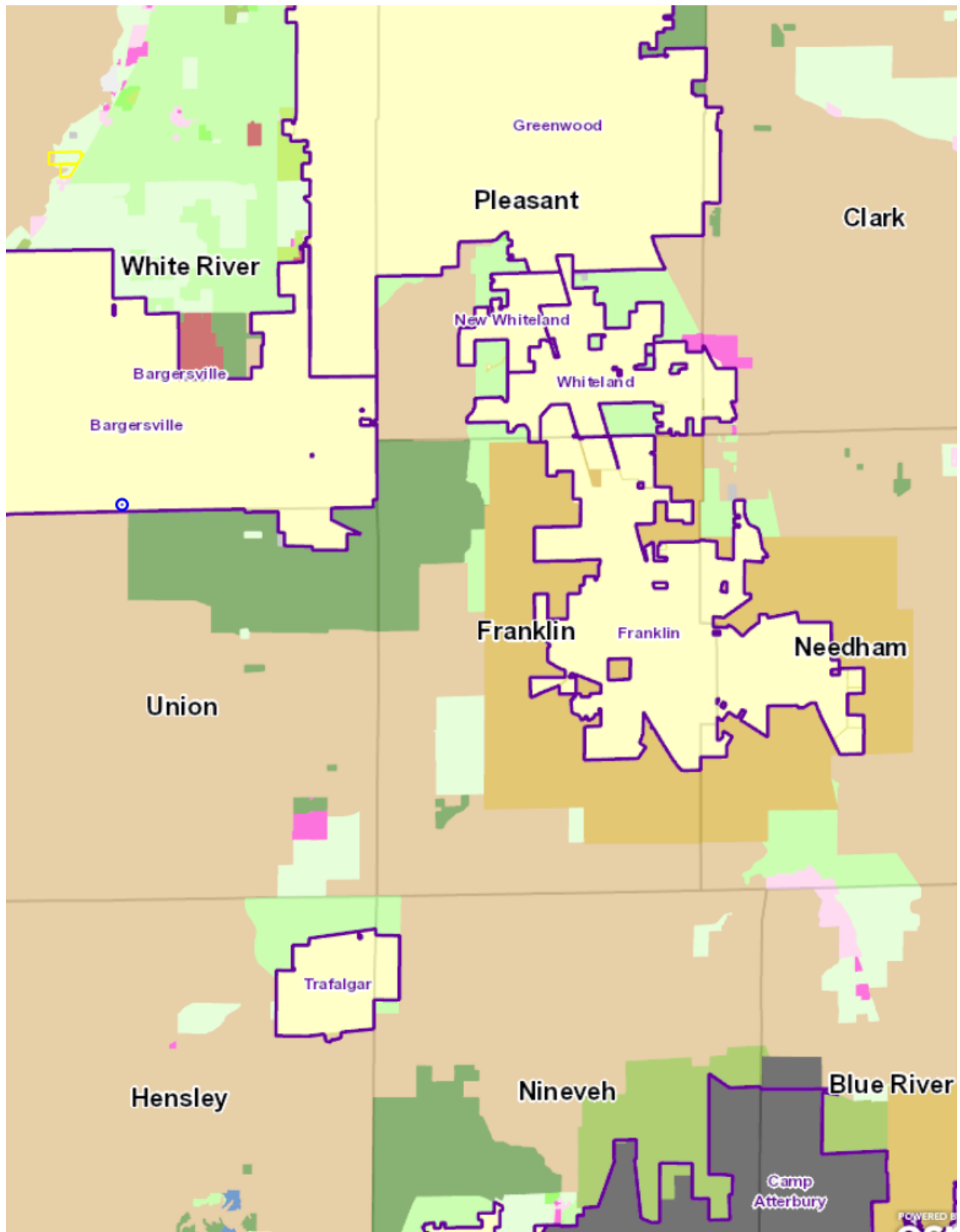
Applicant: Irving Materials, Inc.
11440 Atlantic Road
Fortville, IN 46040

Owner: Trustees of the Richards Family Irrevocable Trust
1694 Old State Road 37
Greenwood IN 46143

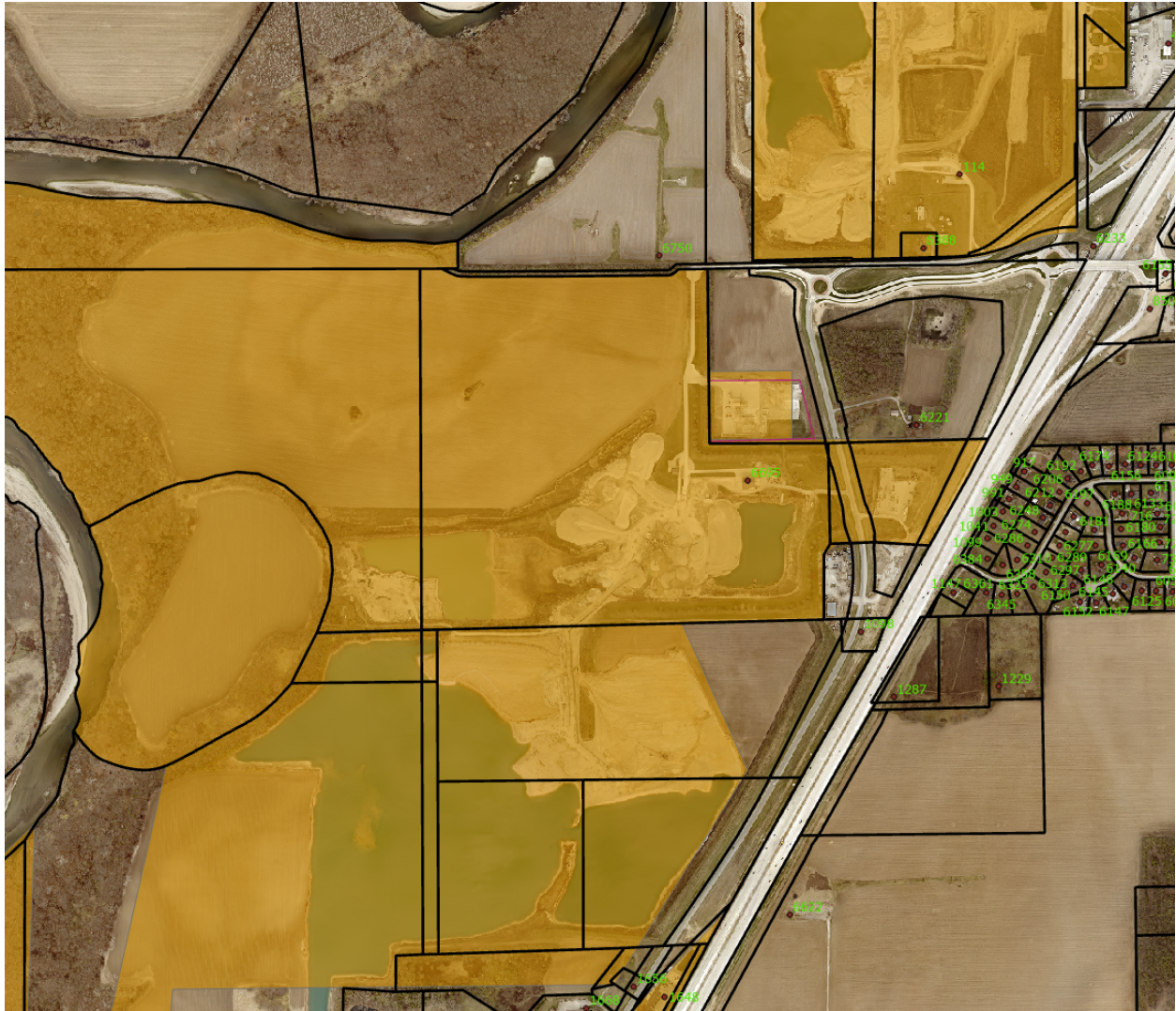
Land Use: Agricultural
Future Land Use: Industrial Mixed-Use

-MNH

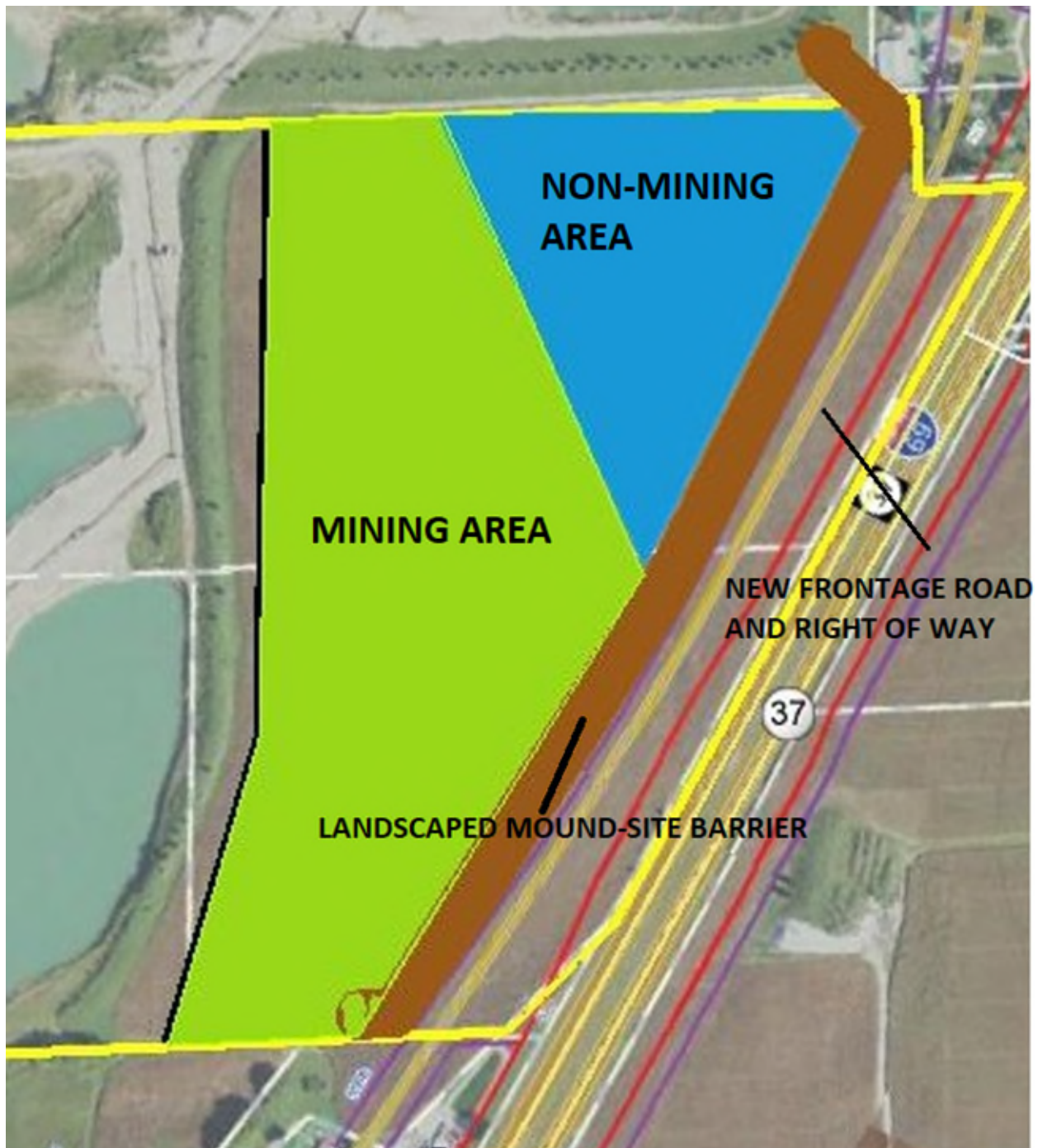
V-11-25 BASE MAP



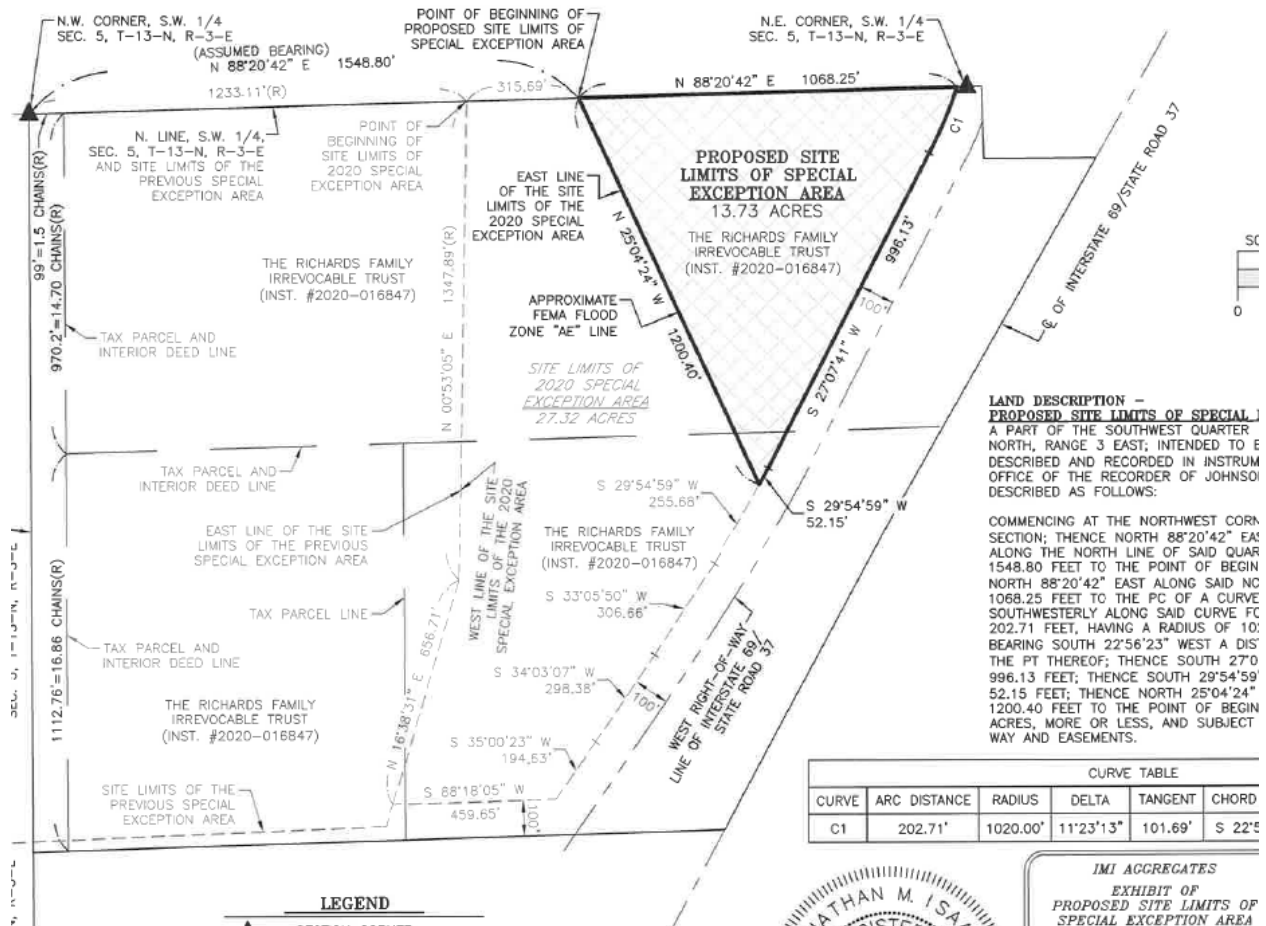
V-11-25 CURRENT MINING OPERATIONS – AREA IN ORANGE



V-21-20 SITE PLAN



V-11-25 EXTENSION REQUEST



V-21-20 PLAN OF OPERATION

Richards Property Special Exception Plan of Operation

Irving Materials Aggregates, LLC. Plans to mine Sand & Gravel from the delineated Floodplain on Parcel's 41-04-05-033-008.001-038 and 41-04-05-033-008.002-038 on the land owned by Sheila K. Richards.

The mining will be a continuation of sand and gravel mining currently being done on the western portions of the parcels listed above.

Irving Materials Aggregate, LLC. will agree to the Recorded commitments currently enforced in the Special Exception on the adjacent land.

Irving Materials Aggregate, LLC. will have 2-3 employees working on this site. There will be no hazardous materials stored on this site.

The hours of operation will be 10 hours a day at 5 days per week. No Sunday operations.

V-11-25 PLAN OF OPERATION

Richards Property Special Exception Plan of Operation Modification

Irving Materials Aggregates, LLC. wants to mine sand and gravel from the eastern part of parcel 41-04-05-031-008.001-038 on the land owned by Sheila K. Richards. This section of land is not in the FEMA floodplain.

The mining will be a continuation of sand and gravel mining currently being done on the western portion of the parcel listed above.

Irving Materials Aggregates, LLC. will agree to the recorded commitments currently enforce in the Special Exception on the adjacent land.

Irving Materials Aggregates, LLC. will have 2-3 employees working on this site. There will be no hazardous materials stored on this site.

The hours of operation will be 10 hours a day at 5 days per week. No Sunday operations.

V-11-25 PETITIONER'S FINDINGS OF FACTS

FINDINGS OF FACT, USE VARIANCE

JOHNSON COUNTY BOARD OF ZONING APPEALS

1. The approval will not be injurious to the public health, safety, morals and general welfare of the community because:

The petitioner abides by all County commitments made in 2004 to mine sand and gravel on adjacent property. The petitioner is governed by the Mine Safety and Health Administration (MSHA) and is inspected for the safety and health of employees and customers. The petitioner also has current permits and approval for mining on said property from IDEM and DNR.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The adjacent property to the north is approved for sand and gravel mining. The western edge of the property is defined by the West Fork of the White River. The eastern edge of the property has a decorative mound with landscaped trees to block the view from traffic on Interstate 69. The adjacent property to the south is the property owner, who leases the land to the petitioner. There will be an access gate between the north and east berms.

3. The need for the variance arises from some condition peculiar to the property involved because:

The property has mineral reserves (sand and gravel) that are needed for residential and commercial growth as well as transportation construction and repair. A sand and gravel processing plant is located on adjacent property and will process the minerals mined on this property.

4. The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because.

Mineral mining will be sought at other locations causing transportation congestion and safety concerns importing sand and gravel to this location.

5. The approval does not interfere substantially with the Comprehensive Plan because:

It does not interfere with the comprehensive plan because there are no plans for this area.
