

Johnson County Plan Commission July 28, 2025 Meeting Minutes

The Johnson County Advisory Plan Commission met on Monday, July 28, 2025, in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 5:59 PM by Chairman Jonathan Myers.

I. ROLL CALL:

Shalee Bradley, Charlie Canary, Gregg Cantwell, Douglas Gray, Steve Hickman, Jonathan Myers, Stoney Vann, Ron West, Attorney Stephen Watson (Legal Counsel - not voting), Michele Hansard (Director – not voting).

Absent: Robert Page, Ron Bates (Alternate) and Angela Olson (Recording Secretary – not voting)

II. APPROVAL OF MEETING MINUTES:

Chairman Jonathan Myers called for a motion to approve the June 23, 2025 Plan Commission meeting minutes.

Motion: Approval of May 19, 2025 Plan Commission meeting minutes. **Moved** by Steve Hickman. **Seconded** by Shalee Bradley. **Yes:** Bradley, Canary, Cantwell, Gray, Hickman, Myers, Vann and West. **No:** None. **Motion approved 8-0.**

III. PUBLIC HEARINGS:

P-1-25; RSB R E. 300 S. Rd. Commercial Subdivision Request – 3079 S. U.S. 31

Staff presented findings and facts to the board.

Surveyor Dave Peters with Chamlin & Associates (4152 Progress Blvd., Peru, IL 61354) was present on behalf of the Petitioner to speak and address questions and/or concerns.

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

- Q. Board member Charlie Canary referred to the proposed plans that each lot would have its own entrance and inquired as to whether or not the parking lots would be connected?
A. No.
- Q. Board member Ron West referred to the entrance off Old U.S. 31 into the existing facility and asked if that would be tied into the proposed development?
A. No, the sole new entrance to the new development would be off 300 S. on the northside.

- Q. Board member Ron West asked for confirmation that there would be no shared access off Old U.S. 31 and if there was a reason for that?
A. No, only to keep two (2) separate lots.
- Q. Board member Charlie Canary asked for clarification on the traffic study?
A. Staff advised the board that the Johnson County Highway Department placed the cameras at the location in July 2025 after the prior Plan Commission meeting. The purpose for said cameras is unknown. The traffic study that was provided (which is always typically provided by the Petitioner or the applicant who wants to develop land goes to the Johnson County Highway Department for review and analysis) was provided on April 2024.
- Q. Board member Charlie Canary inquired as to whether or not proper notification of the hearing was made?
A. Staff advised the board that she personally placed a notification sign on the property on July 4, 2025 again.
- Q. Board member Shalee Bradley inquired as to whether or not the Petitioner had a time estimate of when they would be hearing from the Health Department?
A. The hope is to hear back before the next meeting.

Remonstrator Joshua VanMeter (2989 S. Old U.S. 31, Franklin 46131) was present to express his concerns regarding traffic, development, hearing signs and Health Department approval.

Remonstrator David Etter (2978 S. Old U.S. 31, Franklin 46131) was present to express his concerns regarding notification of hearings, hearing signs, traffic, septic issues and county government.

Remonstrator John Bonsett (2391 S. Old U.S. 31, Franklin 46131) was present to express his concerns regarding traffic and septic issues.

Motion: To continue this matter to the August 25, 2025 meeting in order to allow time for additional Johnson County Health Department review and analysis. **Moved** by Ron West. **Seconded** by Steve Hickman. **Yes:** Bradley, Canary, Cantwell, Gray, Hickman, Myers and West. **No:** Vann. **Motion approved 7-1.**

**PUD-2-25; MDW&B Realty & Development, LLC Amendment Request –
1265 Lincoln Park Blvd.**

Staff presented findings and facts to the board.

Attorney Eric Prime with Van Valer Law Firm, LLP (225 S. Emerson Ave., Ste. 181, Greenwood 46143) and Wes Jackson (6900 S. Gray Rd., Indianapolis 46237) were present on behalf of the Petitioner to speak and address questions and/or concerns.

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

- Q. Board member Jonathan Myers referred to all of the proposed changes and asked staff if there was one particular that bothers staff the most?
A. No.
- Q. Board member Ron West asked staff for confirmation that all of the Greenwood lots were east of the Petitioner's property and that had nothing to do with county?
A. Yes, staff was making comparison only.
- Q. Board member Ron West asked for confirmation as to how many occupants would be in each and is it designated on the drawings?
A. It varies, some of them are four (4) units which means you could have four (4) families or four (4) couples. Mr. Jackson on behalf of MDW&B Realty & Development, LLC broke down all of the units proposed.
- Q. Board member Jonathan Myers inquired as to whether or not all of the units go to the same retention?
A. All of units on the county parcel will drain to the south retention area.
- Q. Board member Jonathan Myers asked if counts had been done yet on the retention area?
A. None at this time. Originally designed using commercial standards in the development.
- Q. Board member Jonathan Myers inquired as to whether or not there were any utilities along the roadway and those utilities will not be encroached on?
A. There are utility easements but there are no utilities at this time that the Petitioner is aware of. The utilities will not be encroached on.
- Q. Board member Ron West inquired as to whether or not the trees were going to be preserved?
A. Yes. However, staff advised the board members that it is possible that the Johnson County Highway Department may require trees to be removed in the right-of-way of the driveway into Lincoln Park.

- Q. Board member Ron West asked for confirmation that the parcel that Marion County purchased for right-of-way was for retention?

A. Yes, the City of Indianapolis.

Remonstrator Jackie Scott (3233 Meridian Meadows Rd., Greenwood 46142) was present to express her concerns regarding trees, signs and trash disposal.

Motion: Favorable recommendation to the Commissioners for PUD-2-25 to amendment of the commitments to Lincoln Park Planned Unit Development Ordinance and Master Site Plan, to remove Phase III from the development documents. **Moved** by Ron West. **Seconded** by Charlie Canary. **Yes:** Bradley, Canary, Cantwell, Gray, Hickman, Myers, Vann and West. **No:** None. **Motion approved 8-0.**

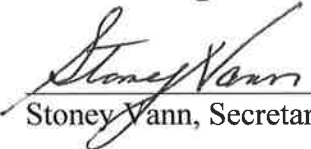
IV. ADJOURNMENT:

Chairman Jonathan Myers called for a motion to adjourn the meeting at 7:26 PM.

Motion: Adjourn the meeting. **Moved** by Shalee Bradley. **Seconded** by Charlie Canary. **Yes:** Bradley, Canary, Cantwell, Gray, Hickman, Myers, Vann and West. **No:** None. **Motion approved 8-0.**

Approved on: October 27, 2025

By: 
Jonathan Myers, Chairman

Attested By: 
Stoney Vann, Secretary