Johnson County Board of Zoning Appeals

July 23, 2024 Meeting Minutes

The Johnson County Board of Zoning Appeals met on Tuesday, July 23, 2024 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 6:03 PM by Chairman Chris Campbell.

I. ROLL CALL:

Present: Chris Campbell, Charlie Canary, James Kaylor, Roger Meyer (Alternate), Steve Powell, Attorney Stephen Watson (Legal Counsel - not voting), Michele Hansard (Director - not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Douglas Gray

II. APPROVAL OF MEETING MINUTES:

Chairman Chris Campbell called for a motion to approve the May 21, 2024 Board of Zoning Appeals meeting minutes.

Motion: Approval of May 21, 2024 Board of Zoning Appeals meeting minutes. **Moved** by Charlie Canary. **Seconded** by Steve Powell. **Yes:** Campbell, Canary, Kaylor, Meyer and Powell. **No:** None. **Motion approved 5-0.**

III. PUBLIC HEARINGS:

V-8-24; Zachary Carver – Variance of Development Standards Request. 6310 N. 575 E.

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

Petitioner Zachary Carver (6310 N. 575 E., Franklin 46131) was present to speak and address concerns.

Randy Suttles (6354 N. 575 E., Franklin 46131) was present to speak in favor of this request.

Cathy Peacock (820 Lawson Ct., Greenwood 46142) was present to speak in favor of this request.

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

- Q. Board member Chris Campbell referred to the staff's Findings of Fact condition number three (3) and asked if the sentence was supposed to say will not instead of will?

A. Staff advised that the sentence was in error and that it should read will not.

- Q. Board member Chris Campbell inquired as to how the structure being built on two (2) shipping containers would affect the building codes?

  A. Staff advised that the county does allow shipping containers to be used as long as they meet minimum building codes.

- Q. Board member Steve Powell asked for confirmation from the Petitioner that he had begun construction before obtaining a building permit?

  A. Yes, he was unaware that he had to have a building permit.

- Q. Board member Chris Campbell inquired if there were posts supporting the roof or if it was just fastened to the top of the container?

  A. The roof is being fastened to the top of the container.

- Q. Board member Chris Campbell inquired if there would be siding going all the way to the ground?

  A. Yes.

- Q. Board member Steve Powell asked how far along in construction is the building?

  A. The roof is on, the lean-to is on, the peaks are not together and there is no garage door.

- Q. Board member Steve Powell inquired, in terms of the size of the buildings and the other structures on the property, whether or not the purposed structure was in violation without the new structure?

  A. No, all of the other structures on the property predate our current zoning ordinance and are all legal.

- Q. Board member Steve Powell asked with the construction of this purposed new structure it take it to 300 percent?

  A. Yes.

- Q. Board member Chris Campbell asked for confirmation that if the Petitioner had 2.1 acres that this would not be a requirement?

  A. Correct.

Motion: To approve V-8-24 to allow for the construction of a 2,800 square foot accessory structure where all accessory structures will total 3,960 square feet in building area, with an approximately fifteen (15) foot rear setback and Petitioner's Findings of Fact. **Moved** by James Kaylor. **Seconded** by Chris Campbell. **Yes:** Campbell, Canary, Meyer, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

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V-9-24; Janeen Elaine – Variance of Use and Development Standards Request.
5014 N. 75 W.

Staff presented findings and facts to the board and recommended denial of the use variance request and that the Board dismiss the development standards variances due to irrelevancy.

Petitioner Janeene Elaine (5014 N. 75 W., Whiteland 46184) was present to speak and address concerns. Petitioner provided an **Exhibit** packet to the board members.

Lisa Christy (1390 Deer Pass, Greenwood 46143) was present to speak in favor of this request.

Angela Devoss (137 Brentwood Ln., New Whiteland 46184) was present to speak in favor of this request.

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

- Q. Board member James Kaylor referred to the photo of the property in the staff report and inquired if the rental space was going to be in the barn structure or the residential structure?

  A. Inside the residential structure.

- Q. Board member James Kaylor asked if the homeowner resided in the residence?

  A. Yes.

- Q. Board member Chris Campbell inquired as to whether or not the property owner owned both parcels?

  A. No.

- Q. Board member James Kaylor asked how the Petitioner would be getting the Airbnb occupants out of the residence while renting out the residential spaces?

  A. Petitioner said that she would control the bookings so that it would not conflict.

- Q. Board member Steve Powell asked the Petitioner whether or not she was already running a business in violation?

  A. Petitioner responded no.

- Q. Board member Steve Powell inquired how far was this property was from the New Whiteland municipal boundary?

  A. Unknown.

- Q. Board member Steve Powell inquired as to whether or not there are no other business in this area?

  A. Petitioner believes there is a concrete company down the road.

- Q. Board member Steve Powell asked if the concrete company was in Whiteland or the County jurisdiction?

  A. Unknown.

- Q. Board member Charlie Canary asked if there would be any type of business within the other structures on the property?

  A. No.

- Q. Board member Charlie Canary inquired what the current sign for rent was for?

  A. Petitioner said it was for renting her camper.

- Q. Board member Steve Powell asked Remonstrator Cindy Woods if she was a neighbor?

  A. Yes.

- Q. Board member Steve Powell inquired as to whether or not the variance request included a sign?

  A. Yes.

- Q. Board member James Kaylor referred to the staff report and asked for clarification on where the gravel driveway was?

  A. Petitioner illustrated on the screen where the gravel driveway was located.

Remonstrator Cindy Woods (4961 N. 75 W., Franklin 46131) was present to speak and express her concerns regarding, safety, traffic, parking and signage placement.

Motion: To deny V-9-24 to allow for a wellness studio and Staff's modified Findings of Fact. **Moved** by Charlie Canary. **Seconded** by Roger Meyer. **Yes:** Campbell, Canary, Kaylor and Powell. **No:** Meyer. **Motion approved 4-1.**

Motion: To dismiss V-9-24 to waive parking requirements for commercial use, landscaping requirement for commercial use, to allow for one (1) permanent freestanding sign not to exceed sixteen (16) square feet in area due to the irrelevance since the variance of use was denied. **Moved** by Chris Campbell. **Seconded** by Roger Meyer. **Yes:** Campbell, Canary, Kaylor, Meyer and Powell. **No:** None. **Motion approved 5-0.**

V-10-24; Mark Roedeske – Variance of Use and Development Standards Request. 2955 S. St. Rd. 135

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

Petitioner Mark Roedeske (5507 Washington Ave., Bargersville 46106) was present to speak and address concerns.

Mila Owens (5507 Washington Ave., Bargersville 46106) was present to speak in support of this request.

Joseph Park (2955 S. St. Rd. 135, Franklin 46131) was present to speak in support of this request.

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

- Q. Board member Steve Powell asked if there were any zoning areas where a kennel or boarding business would be allowed by right?

  A. Kennels are allowed by special exception in Agricultural – 1 Districts and it is allowed in the Business – 2 Districts and Industrial – 2 Districts.

- Q. Board member James Kayor inquired approximately how long does it take to train a dog?

  A. Detection dogs are approximately a month to three (3) months. Services and protection dogs are approximately twelve (12) months to fifteen (15) months. Obedience and behavioral modification dogs are between six (6) weeks to eight (8) weeks.

- Q. Board member James Kaylor asked if there would be a lot of people on the property?

  A. No.

- Q. Board member Charlie Canary referred to the Petitioner's Plan of Operation where it stated that there would be multiple clients daily would be able to drop off, visit or pickup and asked for confirmation that there would not be a lot of people on the property?

  A. Petitioner said that they would schedule limited people at a time daily.

- Q. Board member Chris Campbell asked for confirmation that the waste was going in a dumpster and if that was legal?

  A. Yes.

- Q. Board member Chris Campbell asked for confirmation that they would be washing down these kennels and inquired where the water would go?

  A. Petitioner said that they would be using a drainage system with shop vacuums and then go from there.

- Q. Board member James Kaylor asked for confirmation that if the board approves the variance request that the Petitioner has to stay within the Plan of Operation that they have submitted?

  A. Yes.

- Q. Board member Chris Campbell asked the Petitioner to confirm that the Plan of Operation was to focus on the training and that there was not going to be a daily daycare?

A. Yes, specifically training and boarding.

Motion: To approve V-10-24 to allow for canine training and animal boarding; waive parking requirements for commercial use, landscaping requirements for commercial use, allow for one (1) permanent freestanding sign not to exceed sixteen (16) square feet in area; with compliance of the Plan of Operation and site plan and Petitioner's Findings of Fact. **Moved** by James Kaylor. **Seconded** by Charlie Canary. **Yes:** Campbell, Canary, Kaylor and Meyer. **No:** Powell. **Motion approved 4-1.**

V-11-24 & V-12-24; Josh Moss – Variance of Use and Development Standards Request. 4467 W. County Line Rd.

Roger Meyer and Attorney Stephen Watson recused themselves from this matter.

Staff presented findings and facts to the board and recommended approval of this use request and that the board dismiss the development standards variances due to irrelevancy.

Staff presented to the board members an **Exhibit** letter from a Remonstrator that was received via e-mail that contained images and recommendations on this matter.

Petitioner Joss Moss (8725 Meadow Vista Dr., Indianapolis 46217) was present to speak and address concerns. Petitioner presented to the board members an **Exhibit** packet.

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

- Q. Board member Charlie Canary referred to the flood map in the staff report and asked staff to explain the difference in flood areas illustrated on the map?

  A. Staff explained to the board members the floodway and flood fringe and the requirement that Department of Natural Resources and State Design approvals would be needed.

- Q. Board member Steve Powell referred to the photos on pages forty-eight (48) and forty-nine (49) of the staff report and inquired as to if these images were from previous and current? Also, when were the images taken?

  A. Yes. The photo on page forty-eight (48) was taken in 2014 and the photo on page forty-nine (49) was taken in either 2022 or 2023.

- Q. Board member Chris Campbell inquired as to whether or not these properties were zoned industrial?

  A. No.

- Q. Board member Chris Campbell referred to page thirty-eight (38) of the staff report and asked for clarification of the staff's recommendation?

A. Staff explained that approval recommendation was a typing error and should have been stated as the staff recommends denial of these requests.

- Q. Board member Chris Campbell inquired as to whether or not there was a list or description of what types of contractors were allowed?

  A. General contractor or tradesmen with nothing to be stored outside.

- Q. Board member Steve Powell asked the Petitioner if he could illustrate where he was purposing to build a new residence and where Silver Springs Subdivision was in conjunction with the property?

  A. Petitioner visually illustrated where he purposed to build a new house and where Silver Springs was located.

- Q. Board member Charlie Canary referred to the south lot and inquired as to whether or not there were one (1) or two (2) buildings?

  A. Two (2) buildings that are not attached.

- Q. Board member Chris Campbell inquired as to whether or not the access drive was gravel?

  A. It is gravely concrete but most of the parking lot is concrete and asphalt.

- Q. Board member Steve Powell asked if the prior approved use variance for the property still stood?

  A. Variances are granted to the Petitioner so the prior Petitioner did not purchase and move forward with the property so the variance that was approved prior goes with the previous Petitioner and becomes void.

- Q. Board member Chris Campbell asked if the board was looking a one (1) business per request or could there be potentially more than one (1)?

  A. There could be multiple contractors.

- Q. Board member Charlie Canary asked even if there were multiple contractors they would all still have to follow the same Plan of Operation?

  A. Yes.

Remonstrator Cathy Peacock (820 Lawson Ct., Greenwood 46142) was present to speak and express her concerns regarding drinking water contamination.

Motion: To approve V-11-24 to allow for the operation of contractor's office and shop within the four (4) buildings currently located on the property and Petitioner's Findings of Fact. **Moved** by Charlie Canary. **Seconded** by James Kaylor. **Yes:** Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 4-0.**

Motion: To waive V-11-24 commerical parking requirements, landscaping requirements and Petitioner's Findings of Fact. **Moved** by Charlie Canary. **Seconded** by Chris Campbell. **Yes:** Canary and Powell. **No:** Campbell and Kaylor. **Motion failed 2-2.**

Motion: To waive V-11-24 landscaping, curbs, stall striping requirements and Petitioner's Findings of Fact. **Moved** by Chris Campbell. **Seconded** by Charlie Canary. **Yes:** Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 4-0.**

Motion: To approve V-12-24 to allow for the operation of contractor's office and shop within the four (4) buildings currently located on the property and Petitioner's Findings of Fact. **Moved** by Charlie Canary. **Seconded** by Chris Campbell. **Yes:** Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 4-0.**

Motion: To waive V-12-24 landscaping, curbs, stall striping requirements and Petitioner's Findings of Fact. **Moved** by Chris Campbell. **Seconded** by Charlie Canary. **Yes:** Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 4-0.**

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SP-1-24; Crew Carwash, Inc. – Special Exception Request.
3 acres at the NE corner of S. Morgantown Rd. and W. Smith Valley Rd.

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

Staff provided to the board members a new **Exhibit** site plan and Remonstrator e-mails that were received.

Attorney Eric Prime with Van Valer Law Firm, LLC (225 S. Emerson Ave., Ste. 181, Greenwood 46143) on behalf of the Petitioner and Travis Smith with Crew Carwash were present to speak and address concerns.

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

- Q. Board member Steve Powell asked staff if the reason that the variance has to come through as a special exception is because it is not specifically mentioned on page sixty-seven (67) of the staff report?

  A. Staff advised that the zoning ordinance describes that each zoning district has permitted uses and special exception uses. Special exception uses are those that should be allowed but with special consideration as long as they meet the seven (7) criteria of the Zoning Ordinance.

- Q. Board member Charlie Canary inquired as to what type of landscaping would be placed between the vacuums and the residences?

  A. Shade trees, pine trees and shrubs.

- Q. Board member Charlie Canary asked once the leaves were gone on the shades trees would it then affect the light movement?

A. No, the light plan did not even take in consideration the landscape buffer. There will be 155 feet of darkness before you get to the backyard of the residences.

- Q. Board member Steve Powell asked for clarification on location of the parcels in conjunction with Gettum Associates, Inc.?

  A. Attorney Prime visually illustrated which two (2) parcels were the proposed carwash location near the site of the Gettum Associates, Inc. and that the carwash was not going to be replacing the Gettum Associates, Inc. property.

- Q. Board member Steve Powell inquired as to when the county Highway Department had advised the Petitioner that they would be putting in the roundabout near the purposed carwash location?

  A. 2026.

- Q. Board member Chris Campbell inquired as to what businesses were located on the other four (4) corners of this intersection?

  A. Speedway Gas Station, Market District Center and Christian Brothers Automotive.

- Board members Steve Powell and James Kaylor expressed their concerns regarding traffic and impact of the purposed business on these parcels in this area.

Remonstrator Shelly Carnes (4970 Onslow Ct., Greenwood 46142) was present to speak and express her concerns regarding change in the nature of the area, property values, noise, more appropriate business location elsewhere and traffic. Mrs. Carnes provided an **Exhibit** packet to the board members.

Remonstrator Lynn Ripberger (4896 Altair Ct., Greenwood 46142) was present to speak and express her concerns regarding property values, noise, water quality, environmental, traffic, trash, rodents and lighting.

Remonstrator Steve Pappas (5313 Bancroft Ln., Greenwood 46142) was present to speak and express his concerns regarding the same matters as other Remonstrators this evening and that this proposed structure is not being built out of necessity.

Remonstrator Joshua Raker (613 Sutton Dr., Greenwood 46142) was present to speak and express his concerns regarding the same matters as other Remonstrators this evening and his opinion that this proposed structure was not the best use of this property.

Remonstrator Mike Quinn (587 Thoroughbred Ln., Greenwood 46142) was present to speak and express his concerns regarding traffic and lack of utility service.

Remonstrator Bob Liegibel (561 Prince Dr., Greenwood 46142) was present to speak and express his concerns regarding lighting, noise and traffic.

Remonstrator Cathy Peacock (820 Lawson Ct., Greenwood 46142) was present to speak and express her concerns regarding traffic and water.

Motion: To deny SP-1-24 to allow for an automobile wash facility in the B-1 Zoning District. **Moved** by Chris Campbell. **Seconded** by Steve Powell. **Yes:** Campbell, Canary, Kaylor, Meyer and Powell. **No:** None. **Motion approved 5-0.**

Discussion was had by the board prior to the motion to continue in regards to the negative Findings of Fact and it was discussed that:

1) The Special Exception would cause more traffic and likely result in a more dangerous, injurious and/or noxious environment for property and persons in the area;
2) The Special Exception may produce an undesirable change in the nature of the area and/or harmful changes in the environment and utilities;
3) The Special Exception will not preserve the less intensive use contemplated in the Zoning Ordinance and will interfere substantially with the Comprehensive Plan.

Motion: To continue SP-1-24 and direct staff to prepare negative Findings of Fact for adoption at the August 27, 2024 meeting. **Moved** by Charlie Canary. **Seconded** by James Kaylor. **Yes:** Campbell, Canary, Kaylor, Meyer and Powell. **No:** None. **Motion approved 5-0.**

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UB-1-24; Ronald & Ida Burton – Unsafe Building. 7902 S. 650 E.

Staff presented findings and facts to the board and recommended affirming the Order as delivered via Unsafe Building Ordinance Violation case UB-1-24, which requires that the subject single family dwelling be removed.

New Owner, Brent Burton (7896 S. 650 E., Edinburgh 46124) was present to speak and address concerns.

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

- Q. Board member Steve Powell asked when the Mr. Burton would be demolishing the residence?

  A. Mr. Burton did not answer when he would be demolishing the residence but did advise the board as to why it was now just being addressed. Mr. Burton just obtained ownership from his elderly parents and just found the notice that had been sent to them in regards to this matter.

- Q. Board member Chris Campbell inquired as to how much time would be needed to demolish the residence?

  A. Approximately two (2) months.

- Q. Board member Charlie Canary inquired as to whether or not Mr. Burton had started cleanup?

  A. Yes.

- Q. Board member Chris Campbell asked staff for clarification of affirming the order?

  A. Staff went over what the options details were for the unsafe building order.

- Q. Board member Charlie Canary inquired as to whether or not there were any hazardous concerns?

  A. The utilities have all been disconnected from the residence. Also, any and all hazard or health concerns will be addressed by the Health Department as part of the demolition process.

- Q. Attorney Stephen Watson asked Mr. Burton is the mortgage or recorded interest in the property? Also, are the taxes paid up?

  A. There is no mortgage and the taxes have been paid. It is unknown if there is any other recorded interest.

Motion: To modify UB-1-24 to allow the residence to be demolished within the next six (6) months by no later than January 31, 2024 . **Moved** by Charlie Canary. **Seconded** by Steve Powell. **Yes:** Campbell, Canary, Kaylor, Meyer and Powell. **No:** None. **Motion approved 5-0.**

IV. ADJOURNMENT:

Chairman Chris Campbell called for a motion to adjourn the meeting at 9:53 PM

Motion: Adjourn the meeting. **Moved** by Charlie Canary. **Seconded** by James Kaylor. **Yes:** Campbell, Canary, Kaylor, Meyer and Powell. **No:** None. **Motion approved 5-0.**

Approved on: August 27, 2024

By: _____
Chris Campbell, Chairman

Attested By: _____
Charlie Canary, Secretary

building bean
WELLNESS STUDIO
inspire • build • grow

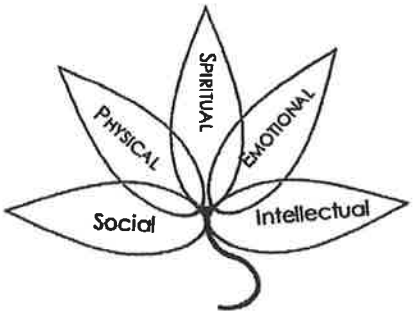
Introduction to Building Bean Wellness Studio FAQs.

This fully remodeled farmhouse sits on 2 (two) acres and has been part of Whiteland for almost 150 years.

Fire Marshall recommendations:

- Small group physical activity - 7 people
- Standing room - 69 people
- Chairs only - 50
- Tables and Chairs (configuration based (i.e. classroom style 23 and conference collaboration 45)

Attached picture(s): Parking on property easily accommodates 60+ with no visual obstructions that would prohibit ease of access. *The 2024 Eclipse, 84 people gathered from all over the US/Canada (32 undirected parked vehicles).



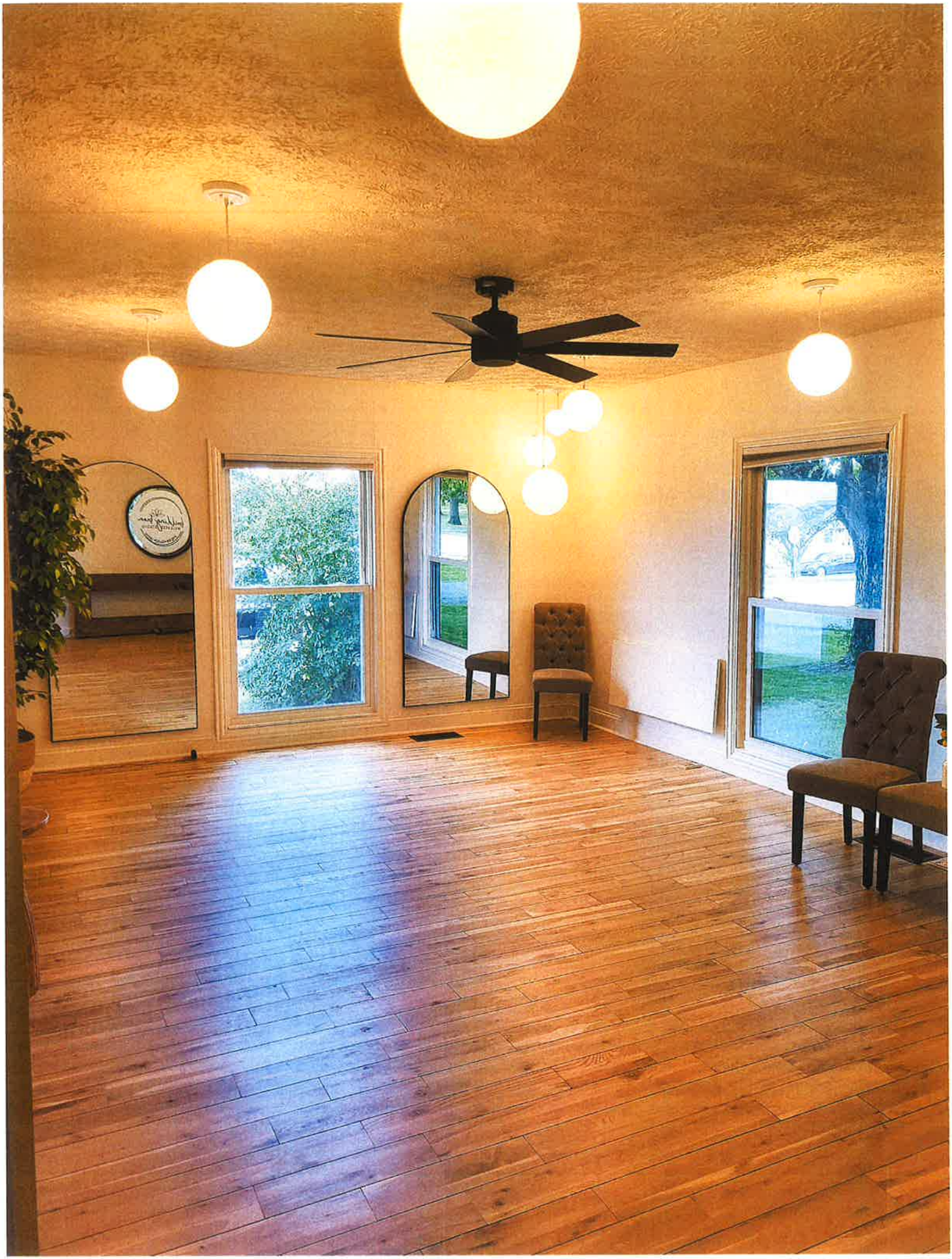
There is both scientific and Wholistic evidence of the connection between the areas of wellness and one's overall whole person health. Our community can play a huge role in professional and personal success, and how the feeling of being supported can foster a change of trajectory for a person.

Having a relaxed, open space for community, educators, social services, business professionals and others to host small events, workshops, lectures and social engagement is a dream come true for Whiteland and beyond.

SAMPLE ACTIVITIES

Social	Intellectual	Spiritual	Emotional	Physical
Community Engagement	Lectures	Meditation	Bereavement	Yoga
Bridal Showers	Workshops	Nutrition	Fostering	Zumba
Mommy & Me	Mentoring	Nonclinical Therapies	Peer mentors	Pilates
Book Clubs	Changemakers	Small group	Conversations	Beauty

EXHIBIT
tabbies
V-9-24




WHATEVER
THE MIND
CAN CONCEIVE
AND BELIEVE
THE MIND CAN
ACHIEVE
building bean
WELLNESS STUDIO
aspire • build • grow


WHATEVER
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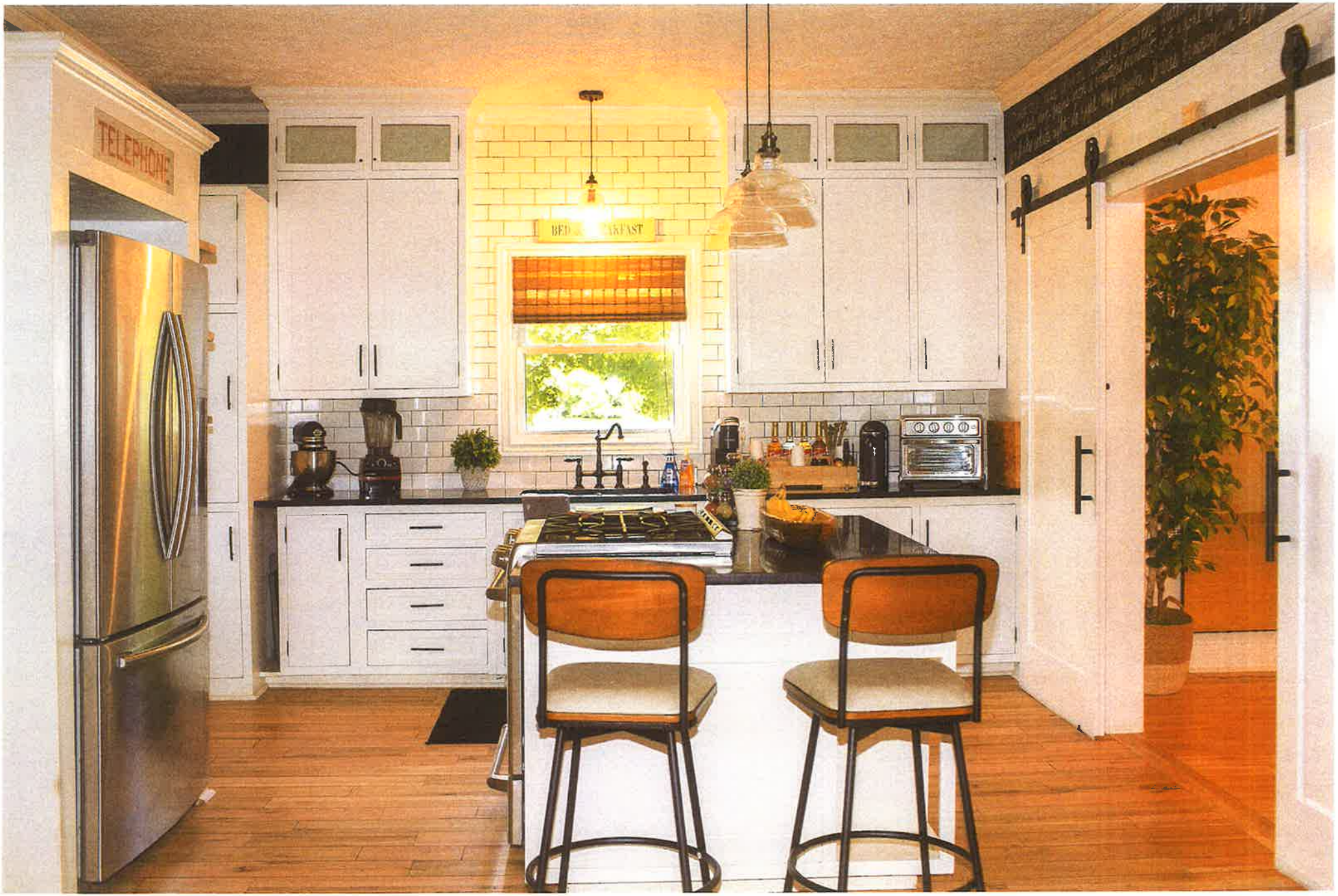

TELEPHONE

Hansard Michele - Planning & Zoning

From: Greg Schaefer <gregaschaefer@gmail.com>
Sent: Friday, July 19, 2024 11:37 AM
To: Hansard Michele - Planning & Zoning
Subject: V-11-24 and V-12-24 - Citizen/Community Feedback
Attachments: 4467 W County Line Rd Greenwood IN 2.pdf

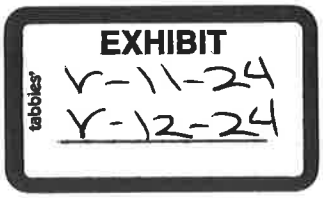
Michele,
I would like to bring some concerns and feedback to variance requests, V-11-24 and V-12-24. Unfortunately, I will be out of town next week for family vacation so I can't make it to the public meeting scheduled for Tuesday to deliver these statements myself. Please use this email as official commentary on concerns related to the proposed use of the parcels.

1. Thank you for using the Board's previous decisions (V-8-22) regarding development standards on the parcel. Any variance needs to include parking upgrades, landscaping requirements that comply with Johnson County's commercial aesthetic visions. Given Marion's and Johnson's investment in County Line, any opportunity the county planners have they should be eager to require compliance in adjacent properties.

2. From the planning report, there is some ambiguity on the type of business that will be operated there. If I understand correctly, JDM will be buying the property and leasing. The proposal says that a contractor will be using the land, but "contractor" can encompass many business lines. I am just concerned about their marketing packet (attached) and trying to reconcile what they are proposing to the BZA versus what they are selling. According to the attached brochure, they are allowing warehousing, industrial and manufacturing on site, as it zoned industrial. However, the request doesn't seem to say what the use will be.I am concerned that warehousing will involve semi trucks and large box trucks parked for lengths of time. Alternatively, manufacturing will entail the same for load out. I am sure the adjacent neighborhood wouldn't be pleased with the additional noise that large trucks bring.

Thanks for taking these comments and passing along for the Board's evaluation of V-11-24 and V-12-24. I know Roger Meyer as property owner and newest Board member will withhold input and recuse himself during Tuesday's voting as to not bring bias into the discussion. In addition, I am sure he is in agreement with the findings from the planner's report. Board members should only make exceptions when there is outstanding circumstances and not for self-interest reasons.

Thanks,
Greg Schaefer
Center Grove resident
5766 Columbia Circle
Greenwood, IN 46142



JDM
PARTNERS

SOUTHERN SCAVENGER INDUSTRIAL PARK

4467 W COUNTY LINE RD
GREENWOOD, IN

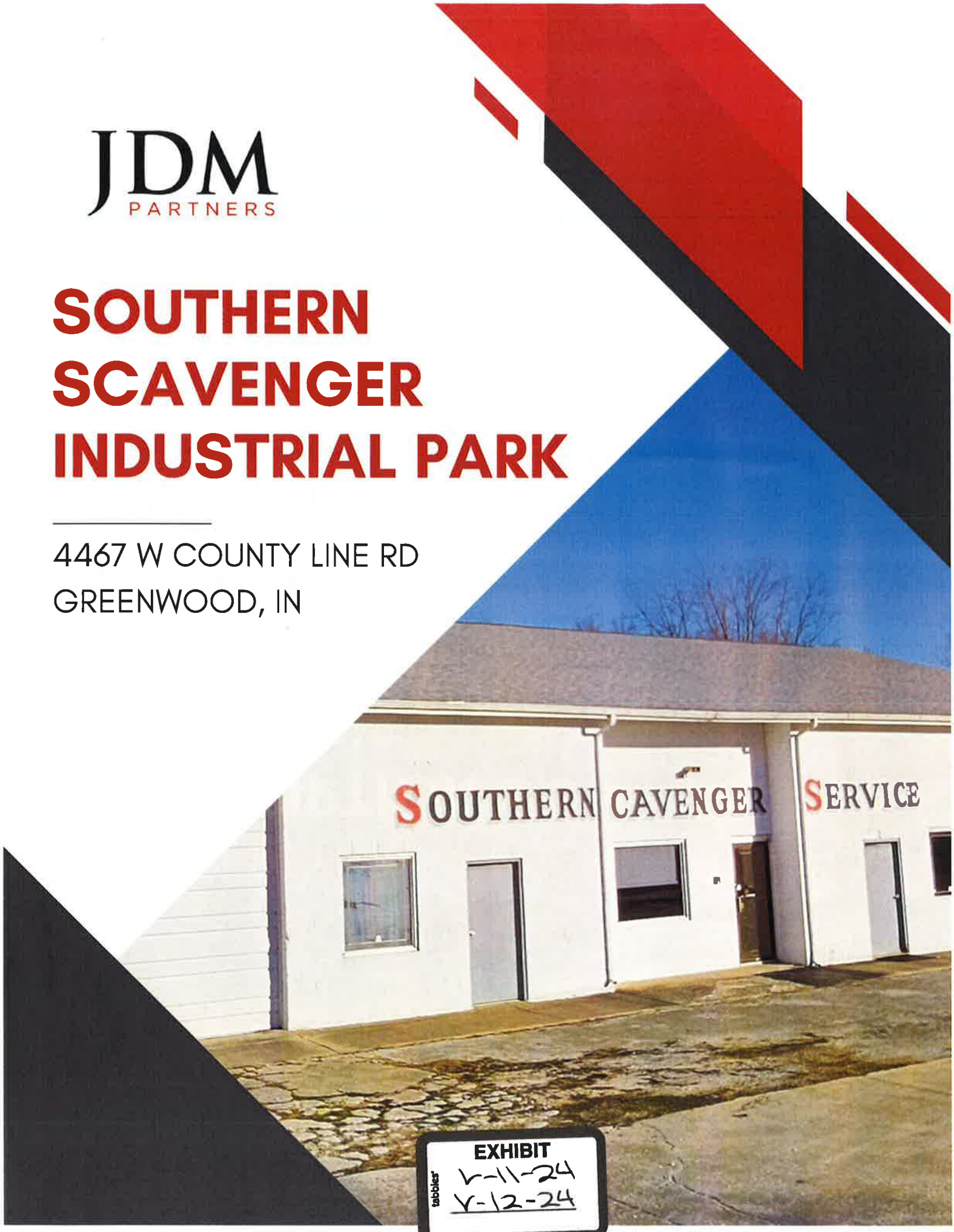
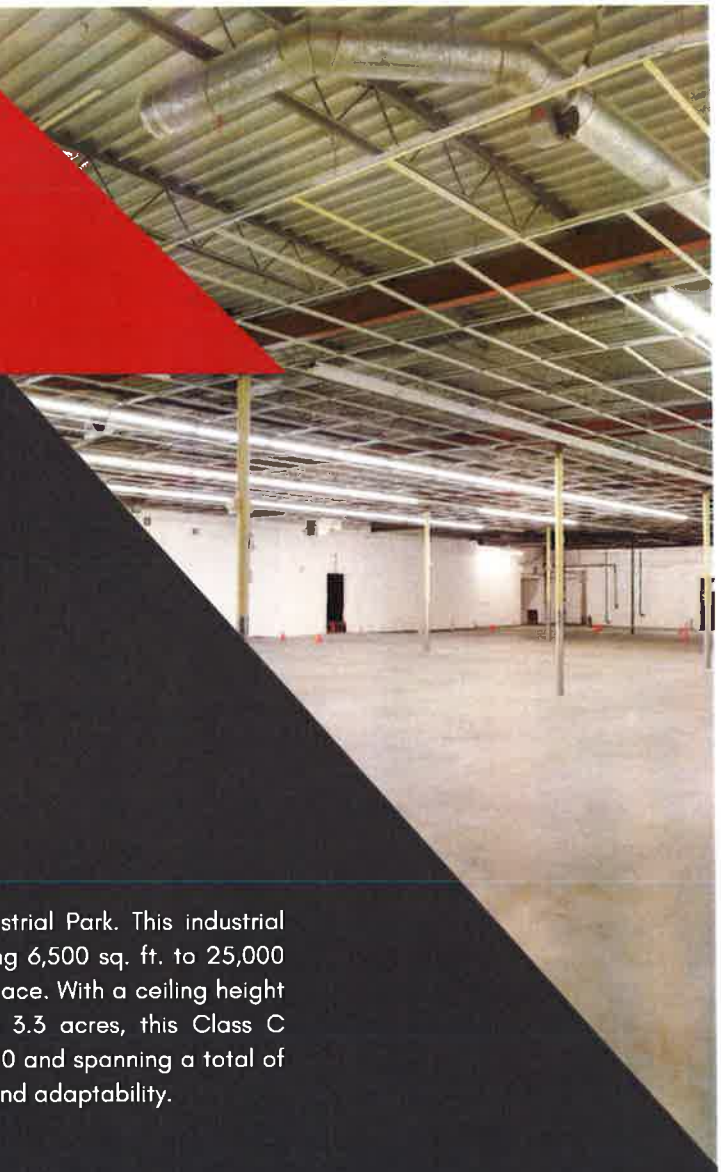


EXHIBIT
tabbies
V-11-24
V-12-24

4467 W County Line Rd
Greenwood, IN



PROPERTY DESCRIPTION

Discover the versatile space of Southern Scavengers Industrial Park. This industrial property includes two spaces across three buildings, offering 6,500 sq. ft. to 25,000 sq. ft. of flex, warehouse, manufacturing, and distribution space. With a ceiling height of 20 feet, six drive-ins, and multi-tenant zoning across 3.3 acres, this Class C industrial park is ideal for diverse business needs. Built in 1970 and spanning a total of 25,000 sq. ft., it provides the perfect blend of functionality and adaptability.

Property Overview

- Offers two flexible spaces across three buildings, ranging from 6,500 sq. ft. to 25,000 sq. ft., suitable for flex, warehouse, manufacturing, or distribution needs.
- Features six drive-ins, 14'-20' ceiling height, and multi-tenant zoning across 3.3 acres, ensuring adaptability and efficient logistics.
- Built in 1970 and strategically positioned in Greenwood, IN, this Class C industrial park provides easy access to major routes, facilitating business operations.

James Storey, CCIM
JDM Partners
317-519-5178
james@jdmpartners.com

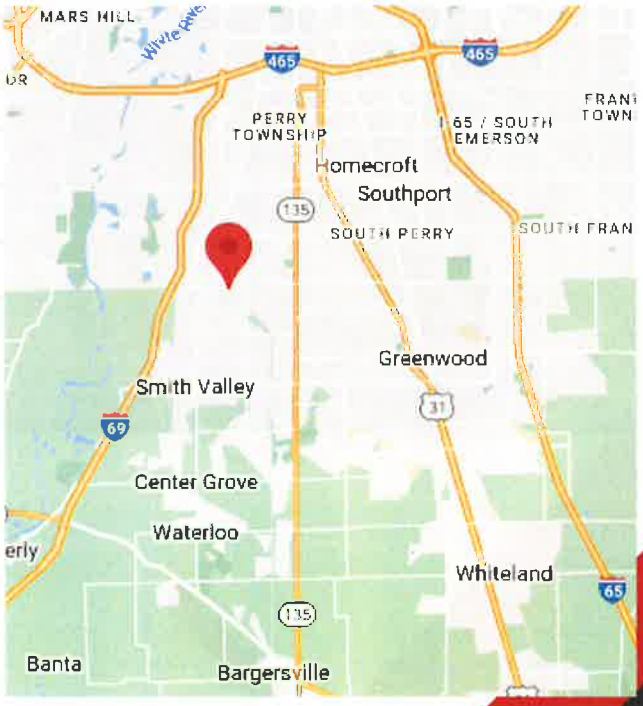
Josh Moss
JDM Partners
317-413-7292
josh@jdmpartners.com

JDM PARTNERS

4467 W County Line Rd
Greenwood, IN

OFFERING SUMMARY

BUILDING SIZE	25,000 SF
LOT SIZE	3.3 acres
YEAR BUILT	1970
SUBTYPE	Flex, Warehouse, Manufacturing, Distribution
BUILDING SUITES	2
BUILDINGS	3
DRIVE INS	6
CLASS	C
CEILING HEIGHT	14'-20' FT
ZONING	Industrial
AVAILABLE SPACE 1	6,500 SF
AVAILABLE SPACE 2	18,500 SF



James Storey, CCIM
JDM Partners
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james@jdmpartners.com

Josh Moss
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317-413-7292
josh@jdmpartners.com

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BUILDING FEATURES

FLEXIBLE LEASE OPTIONS

Southern Scavengers Industrial Park provides a range of space options from 6,500 sq. ft. to 25,000 sq. ft., accommodating various business sizes and operational needs with customizable configurations for manufacturing, distribution, or warehousing.

MODERN FACILITIES:

With a 20-foot ceiling height and six drive-in doors, the industrial park supports efficient operations, facilitating easy loading and unloading, ideal for high-volume businesses in manufacturing and distribution.

PRIME LOCATION:

Situated at 4467 W County Line Rd in Greenwood, IN, the park enjoys strategic placement near major transport routes, enhancing logistical convenience and operational efficiency for supply chain management and customer deliveries.

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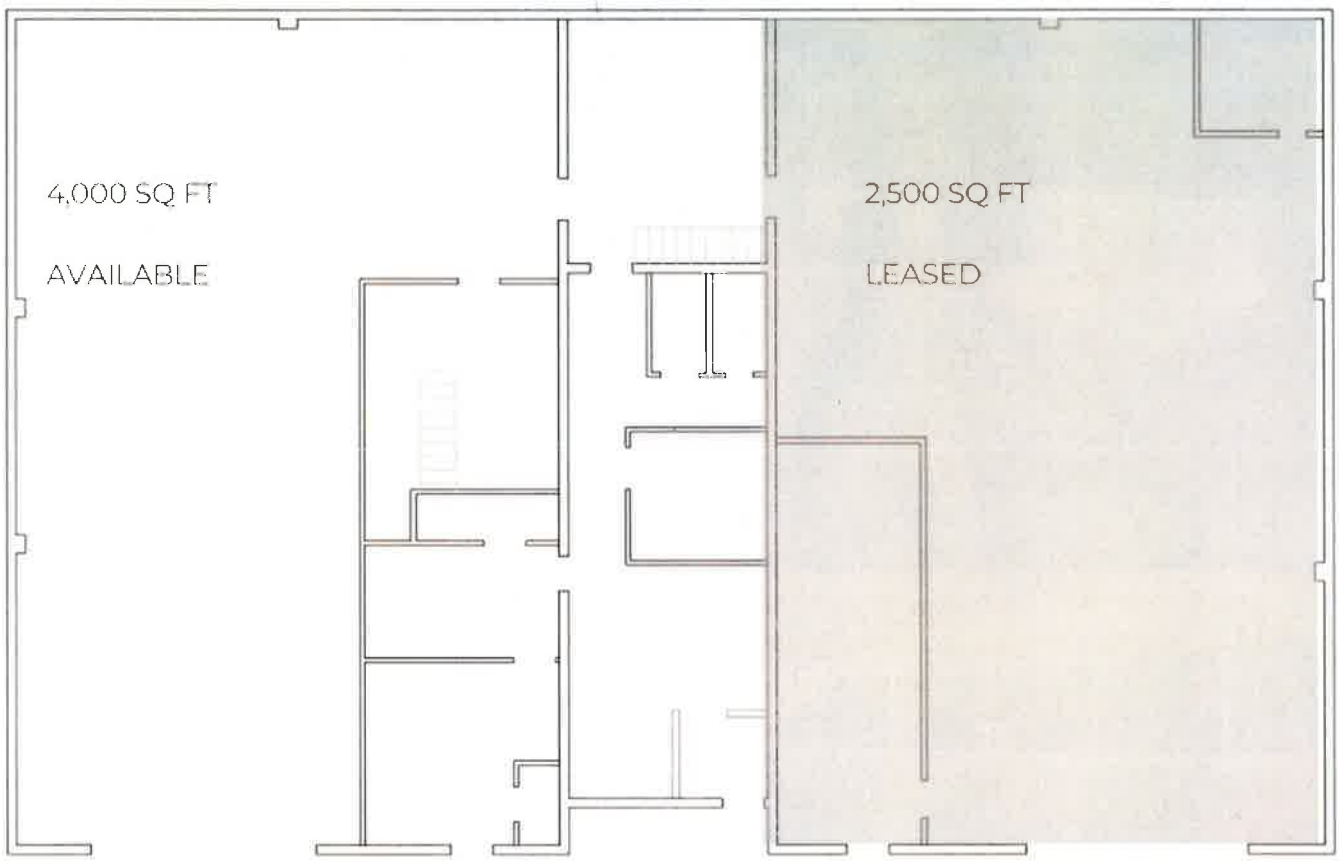
PROPERTY DETAILS



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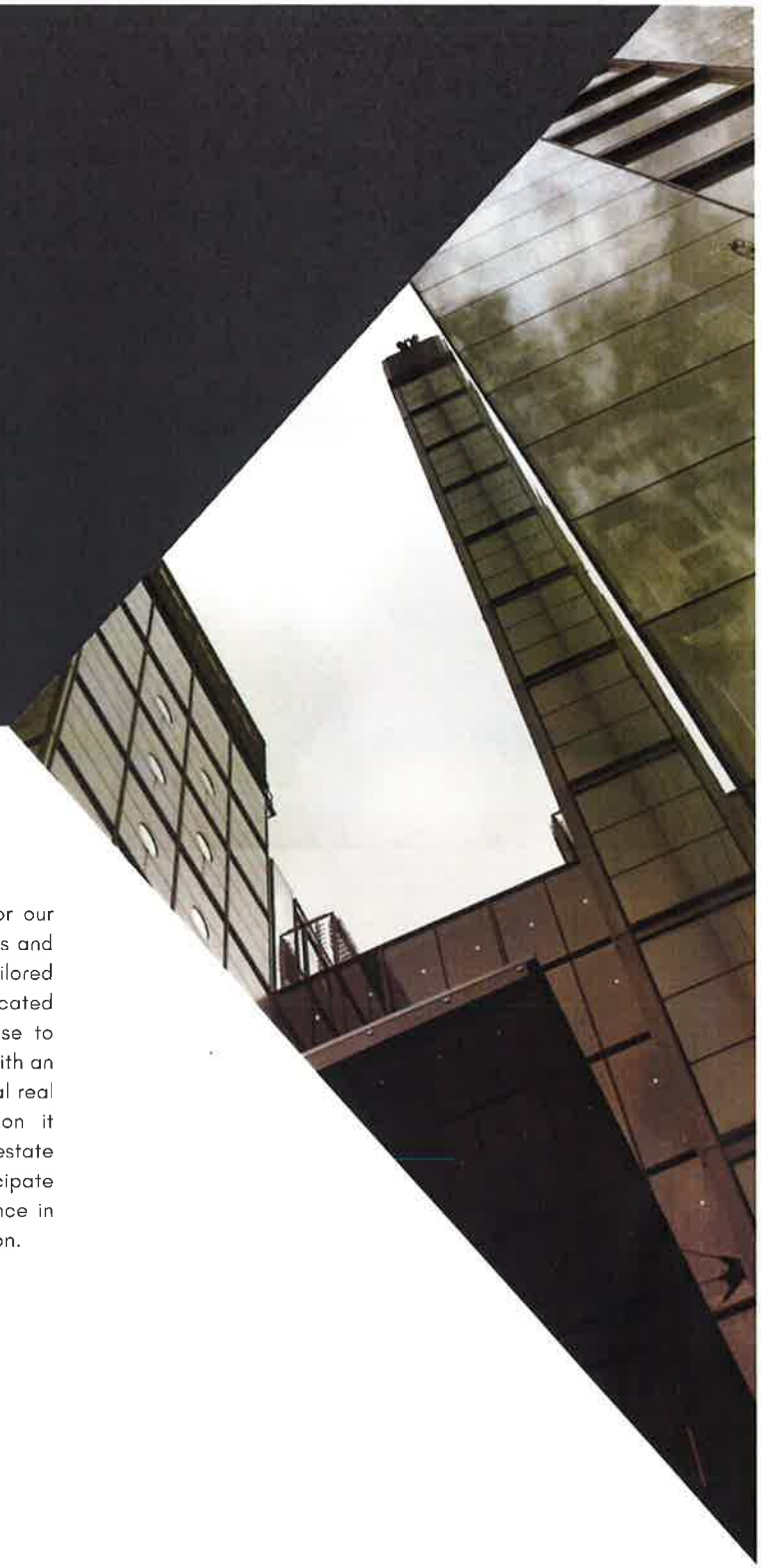
GET
IN TOUCH



Our mission at JDM Partners is to secure advantageous deals for our clients by leveraging data and connections for precise negotiations and outcomes. Going beyond traditional approaches, we offer tailored solutions that align with unique business requirements. Our dedicated team utilizes cutting-edge techniques and a vast client database to craft pathways to success through effective property positioning. With an unwavering commitment to excellence, we redefine the commercial real estate experience, ensuring every listing receives the attention it deserves and amplifying our clients' endeavors in the dynamic real estate landscape. As we look back on our achievements, we eagerly anticipate future endeavors, committed to continuing our legacy of excellence in commercial real estate. We look forward to connecting with you soon.

CONTACT US :

317.558.9228

www.jdmpartners.com

info@jdmpartners.com

48 North Emerson Avenue, Suite 300, Greenwood, IN 46143

SITE DATA

JURISDICTION	JOHNSON COUNTY
EXISTING ZONING	B1
PROPOSED ZONING	B1
CREW SITE AREA	3.07 AC
BUILDING AREA	5,764 S.F.
MIN. PARKING REQUIRED	2 SPACES PER BAY
PARKING PROVIDED	4 SPACES
FRONT SETBACK	40 FT
SIDE (R/W) SETBACK	40 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT
FRONT BUFFER YARD	6 FT
SIDE (R/W) YARD	6 FT
SIDE BUFFER YARD	6 FT
REAR BUFFER YARD	6 FT

PLAN NOTES:

1. THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.
2. PROPERTY BOUNDARY SHOWN IS BASED ON JOHNSON COUNTY GIS AND SHOULD BE CONSIDERED APPROXIMATE.

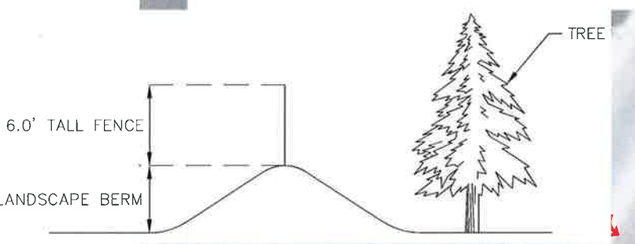
CONCEPT PLANT SCHEDULE

SHADE TREE — 37
ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE
CELTIS OCCIDENTALIS / COMMON HACKBERRY
TILIA CORDATA / LITTLELEAF LINDEN
ULMUS AMERICANA / AMERICAN ELM

ORNAMENTAL TREES — 17
ACER PALMATUM 'BLOODGOOD' / BLOODGOOD JAPANESE MAPLE
AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' / CANADIAN SERVICEBERRY
CORNUS KOUSA / KOUSA DOGWOOD
PRUNUS X 'SNOWFOZAM' / SNOW FOUNTAINS® WEEPING CHERRY

EVERGREENS — 12
THUJA OCCIDENTALIS 'DARK GREEN' / DARK AMERICAN ARBORVITAE
THUJA OCCIDENTALIS 'EMERA' / EMERALD GREEN ARBORVITAE

SHRUBS — 158
ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE
VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM



NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'

EXHIBIT
SP-1-24

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 380,
INDIANAPOLIS, IN 46240
PHONE: 317.708.9500
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

SCALE: AS NOTED
DESIGNED BY: B.K
DRAWN BY: B.K
CHECKED BY: M.T

Crew CARWASH

CREW CARWASH
SMITH VALLEY ROAD,
GREENWOOD, IN

ORIGINAL ISSUE: 01/16/2024
KHA PROJECT NO. 170358000
SHEET NUMBER

Drawing name: G:\Marketing_Projects\JOHNSON\Crew Carwash_Concept Plans_Various Sites\2 Design\CA009\Exhibit\Greenwood - Smith Valley.dwg Layout: Jul 16, 2024 - 10:21am - by: Brian Kiger
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

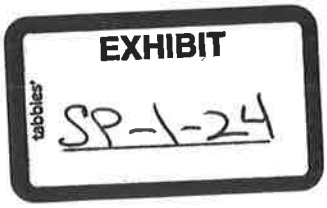
Hansard Michele - Planning & Zoning

From: mmhiggs <mmhiggs@sbcglobal.net>
Sent: Tuesday, July 23, 2024 2:19 PM
To: Hansard Michele - Planning & Zoning
Subject: Crew Car Wash

It is a terrible idea to put a car was on that corner. There are plenty other businesses that would be welcomed. It would bring too much traffic and noise to the area. Please don't approve the car wash.

Thank you!
Mary Higgs
2001 Fox Moor Terrace
Greenwood, IN 46143

Sent from my Verizon, Samsung Galaxy smartphone



Hansard Michele - Planning & Zoning

From: Mike Edwards <mike.d.edwards@att.net>
Sent: Tuesday, July 23, 2024 1:54 PM
To: Hansard Michele - Planning & Zoning
Subject: Re: Petition Number SP-1-24

Thank you.

Here's my comments:

To Whom It May Concern

As a resident of Center Grove, I'm against the idea Crew Carwash to be build at the corner of Morgantown Road and Smith Valley Road. The location is near a busy intersection that does not support the volume of traffic in the area. The carwash will be too closed to a neighborhood. The traffic noises will increase plus the sound of the vacuums and blowers will be too loud. I proposal a noise study to see how much sound is generated at a carwash before approval.

Thank you,

Mike D. Edwards

4630 Osprey Drive

On Tuesday, July 23, 2024 at 11:37:58 AM EDT, Hansard Michele - Planning & Zoning <mhansard@co.johnson.in.us> wrote:

Yes, but I need it by 4:30 pm today.

Michele Hansard, AICP

Director

Johnson County Department of Planning and Zoning

p. (317) 346-4353

> **From:** Mike Edwards <mike.d.edwards@att.net>
> **Sent:** Tuesday, July 23, 2024 11:27 AM
> **To:** Hansard Michele - Planning & Zoning <mhansard@co.johnson.in.us>
> **Subject:** Petition Number SP-1-24
>
> Good morning,

Re: Petition Number: SP-1-24

July 17, 2024

Dear Members of the Johnson County Board of Zoning Appeals,

It deeply saddens me that we are, once again, back here fighting for our property and the continued quaintness of our corner of Center Grove. Last year, we had to defend our right to peaceful and quiet enjoyment of our property from the development of a convenience store and gas station on the other side of our fence. This year, we have to do the same with a four-lane Crew Carwash.

I, honestly, don't understand the logic of putting a car wash behind someone's yard. We've all been to a car wash and heard the noise generated by the car dryers and vacuums. Not only will it affect our property value (because who would want to buy a home behind it), but the lights will, most definitely, flood onto our property, especially during the months when it's darker in the mornings and evenings for which they have to have their lights on longer (I have included pictures to show its proximity).

What does a car wash of this magnitude do to the water pressure in our neighborhood? What about disposal of the cleaning, waxing and drying agents they use at their facility? What about the noise that will permeate throughout the area? What about the traffic that it will generate and the lines of idling cars just beyond our yard?

Why does Crew want to put a location in a residential area, when their car washes are just off highways, interstates or on multi-lane roads in high-traffic business districts? Where have you ever seen a Crew CarWash directly next to someone's home? The only thing I can think of is that the land is cheap. Their lawyer told us that the property owner has been shopping this property around, which is his right. But, why is it always a business that has cars passing through at all hours of the day? My husband and I are nurses who work the night shift (10pm-6am). We do not want to come home and try to sleep with car wash dryers and vacuums whirling. We have a Crew CarWash **SEVEN MINUTES** from here that we go to. Why do we need another one? Why can't they go three minutes west on Smith Valley and put their store on the other side of I69, where there are no homes, or further south on SR135?

According to a March 10, 2019 article in the IndyStar, Crew was requesting a location at a busy intersection in Fishers. Crew argued that because the area was loaded with businesses (Kroger, IKEA, Top Golf, Portillo's, banks, cleaners, etc.) "a car wash fits seamlessly with those purposes". We don't have anything remotely close to that amount or type of retailers.

Also, Smith Valley/Morgantown Rd. has three schools within a two-mile radius and a significant increase in traffic during ten months of the year when school is in session. The traffic caused by cars trying to get in and out of a large car wash at an intersection with two-lane roads will be a logistical nightmare.

Considering the multiple zoning ordinances that Johnson County has put into place to protect homeowners, the findings from last year's report regarding the gas station, and an overall general regard for someone else's ability to enjoy their home, this car wash shouldn't even be a consideration by the petitioners. Their business would be detrimental to, not just my property, but to others in the vicinity that would have to deal with the ramifications of a corporate car wash so close by.

We fully understand that something may go there eventually. We've seen the types of businesses permitted under the B-1, and most of those are businesses we have no problem with. We aren't trying to hinder every potential purpose for that land. We are, however, opposed to a business that has a drive-thru model that generates excessive noise, light, traffic, exhaust and possible chemical contamination, considering our backyard sits lower than that property. We are pretty much empty-nesters and have poured a great deal of money into our home to enjoy this time in our lives without the various types of pollutants this business would generate.

This is our home. I ask you, would you want a large corporate car wash directly behind your property that may affect your livability and the value of a home into which you have put so much time, care and money?

We greatly appreciate your time and consideration on this matter,

Randy Moonshower
Shelly Carnes

July 2023

STAFF REPORT

CASE NUMBER: SP-3-23
ADDRESS: 4976 and 4978 W. Smith Valley Road, Greenwood
Section 34, Township 14, Range 3
PETITIONER: JSP Investment LLC, By Pat Rooney

REQUEST

SPECIAL EXCEPTION of the Johnson County Zoning Ordinance to allow for an auto service use, more specifically a fueling station in the B-1 (Neighborhood Business) Zoning District.

STAFF RECOMMENDATION:

Staff recommends denial of this request.

PROPERTY DESCRIPTION

The overall property is approximately 1.72-acre is zoned B-1 (Neighborhood Business) and is improved with a repair shop. The previous owner of the property used a portion of the property as an automobile repair facility since 1985. An expansion to use the entire property for the automobile repair facility was approved in 2014. It is believed the use was discontinued between 2020 and 2021 when the property was sold.

The site is abutted to the north by single-family dwellings in a major subdivision Sheffield Park; to the east by a multi-tenant commercial shopping center; to the south, across Smith Valley Road, by varying stand-alone commercial uses and residential dwellings; and to the west by an office.

SPECIAL EXCEPTION REQUEST

This special exception request, if approved, would allow the petitioners to redevelop the site with a building that will have a convenience store and other tenant spaces for food or retail and a fueling station with six pumps. The retail and/or restaurant are allowed by right, however, the fueling station is an auto service use that requires the Board of Zoning Appeals to grant a special exception.

The size of the property is a concern with the staff; however, the applicant has provided a preliminary site plan that meets the zoning ordinance's development standards.

The 2017 White River Comprehensive Plan update recommends future Neighborhood Commercial use for the property. Fueling stations do not fit into the Neighborhood Commercial land use designation because of their intensity of use, general 24-hour operation, consistent and heavy traffic, and general inappropriateness adjoining residential uses, and

their tendency to draw customers from the regional market traveling in the area rather than primarily from neighboring residences. The area planned for ~~the fueling station~~ Car Wash is directly behind and in front of residential homes.

This proposal goes against several recommendations of the 2017 White River Comprehensive Plan Update. Excerpts of the Comprehensive Plan are found in attachments to this staff report.

The Zoning Ordinance of Johnson County delineates certain uses within certain areas by Special Exception because of their potential impact on neighboring properties. Potential impacts of a fueling station include additional traffic, noise, light, perceived or actual crime, and alteration of neighborhood character. There is also a greater risk of pollution from a fueling station from spills and fumes.

If the Board chooses to approve the special exception, the development of the site will require a technical review committee review, drainage board approval, a state commercial design release, and a county building permits.

Staff, therefore, asserts that the request is not supported by the Findings and the Comprehensive Plan and recommends denial.

FINDINGS OF FACT – SPECIAL EXCEPTION

4. **The use shall be specifically identified as a special exception in this Ordinance for the zoning district in question.**

   The Zoning Ordinance of Johnson County specifically lists "Auto sales, service, and repair" as a use permitted by Special Exception in the B-1 District.

5. **The Special Exception can be served with adequate utilities, access roads, drainage, and other necessary facilities.**

   The property is currently not served by public sanitation. The applicant would be required to install improvements so that the property can be connected to adequate utilities. The access to the property would need to be approved by the Highway Department. The drainage plan would need to meet the current standards; it has not been proven that it the proposed drainage will meet those standards.

6. **The special exception shall not involve any element or cause any conditions that may be dangerous, injurious, or noxious to any other property or persons, and shall comply with any and all design development standards for the use identified in this Ordinance.**

   Fumes and odors associated with gasoline may permeate to the surrounding residential areas causing discomfort. Gas stations are also known to emit harmful pollutants, including gasoline vapors, which contain toxic chemicals such as benzene, a known carcinogen. Gas stations can also generate significant noise from vehicles, which could disrupt the peace and quiet of the neighborhood.

In regard to the effect on neighboring properties, it is easy to consider that the abutting residences would be negatively affected by a fueling station effectively in their backyard. The perception of a gas station and the visual impact of a gas station in close proximity to residential homes may create a perception of decreased livability. Concerns regarding the negative impacts of a gas station could lead to a decline in property values for existing residential homes.

The use complies with all Zoning Ordinance development standards and creates no conditions which may be dangerous, injurious, or noxious to any property or person.

7. **The Special Exception shall be sited, oriented, and landscaped to produce a harmonious relationship to buildings and grounds to adjacent buildings and property.**

The plans indicate the existing structure will be harmonious with adjacent grounds and structures. The plans anticipate areas for the required landscape around the parking lot and the 20' buffer area.

8. **The Special Exception shall produce a total visual impression and environment which is consistent with the environment of the neighborhood.**

The proposed building might match the visual impression and environment of existing commercial development in the area. However, the fueling station will not match the visual impression of the commercial and residential development of the area. The fueling station canopy has numerous lights at a great height that will visually affect the residential development to the north. These lights are typically left on throughout the night.

9. **The Special Exception shall organize vehicular access and parking to minimize traffic congestion in the neighborhood.**

The Highway Department has requested a traffic study be required for the development of this use. They have also stated that only have a right-in and right-out access point to Smith Valley Road. The current proposal does not reflect those recommendations.

10. **The Special Exception shall preserve the purpose of the Zoning Ordinance, and shall not interfere substantially with the Comprehensive Plan.**

The Comprehensive Plan recommends Neighborhood Commercial Uses in this area. Neighborhood Commercial uses are considered smaller standalone and multitenant retail, restaurant, office, and general business uses which primarily provide goods and services to a localized customer base. Neighborhood Commercial uses are less intense and expansive than Regional Commercial uses, which would typically draw from a regional base. A fueling station use is a high intense use that draw from neighbor, regional and pass through traffic. Therefor does not preserve or follow the zoning ordinance or comprehensive plan.

SP-3-23 2017 White River Township Comprehensive Plan

Critical Areas

This amendment to the Johnson County Comprehensive Plan establishes three "Critical Areas", which are corridors, intersections, areas, properties or other places which merit particular attention given the presence of unique current or anticipated planning challenges or opportunities. The three Critical Areas include:

Critical Area One: Morgantown Road, west of the Center Grove High School campus

Critical Area Two: The Smith Valley Road Corridor, from SR 37 / I-69 to the Greenwood city limits

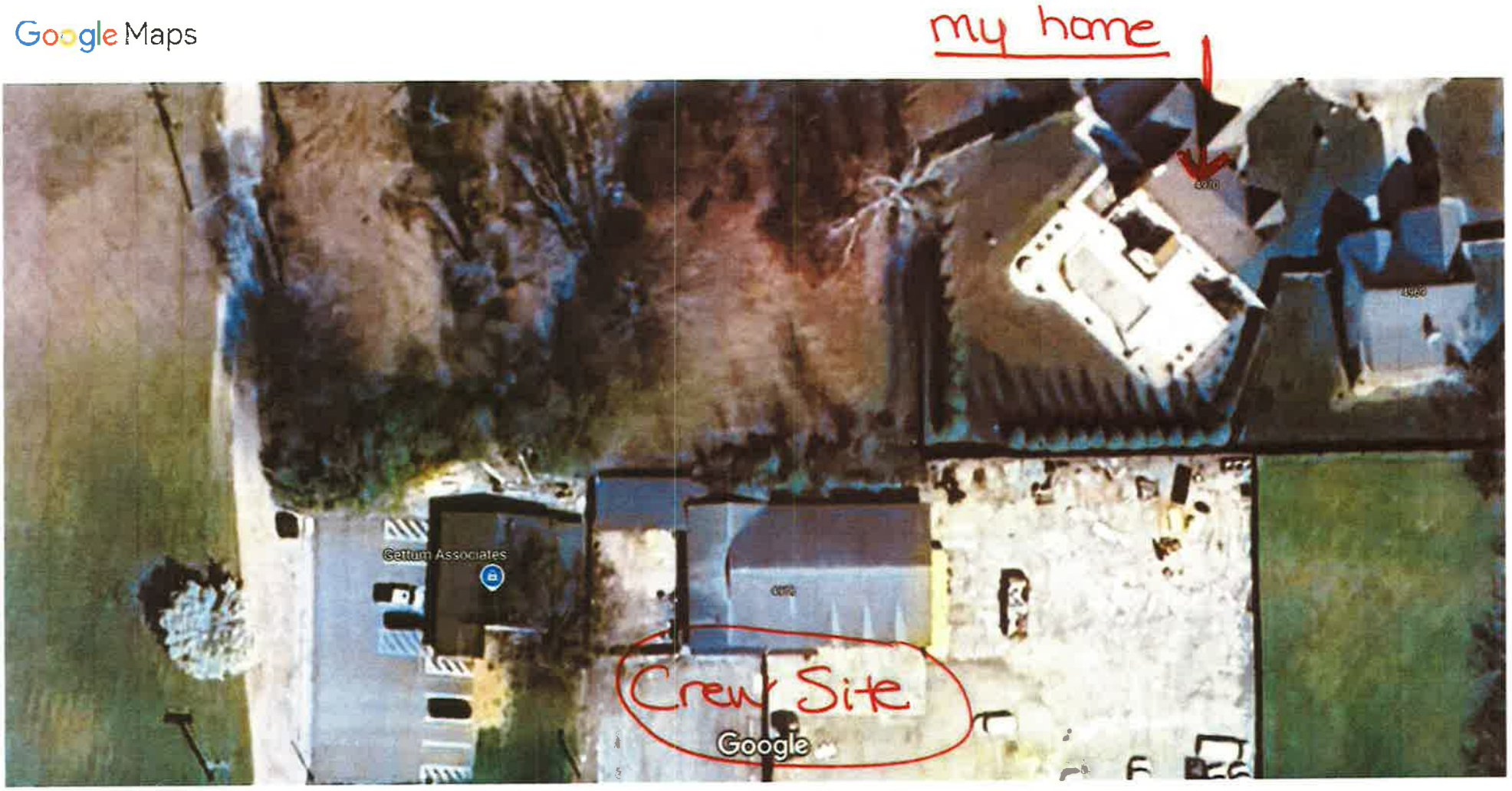
Critical Area Three: The Old Smith Valley Commercial Area

Page 11 – Critical Area Two Recommendations

Recommendations - Entire Smith Valley Road Corridor

- New non-residential redevelopment along the Smith Valley Road Corridor should be generally similar in form to the Sugar Grove Shoppes commercial center on the north side of Smith Valley Road, east of its intersection with Morgantown Road. There, contiguous properties were massed, providing for one cohesive, integrated commercial development with ample buffering from residential adjoiners, limited shared access points, and shared parking and signage. Any new non-residential development along the Smith Valley Road corridor should follow suit, additionally providing sidewalks, pedestrian and bicycle accommodation, and front-yard landscaping.

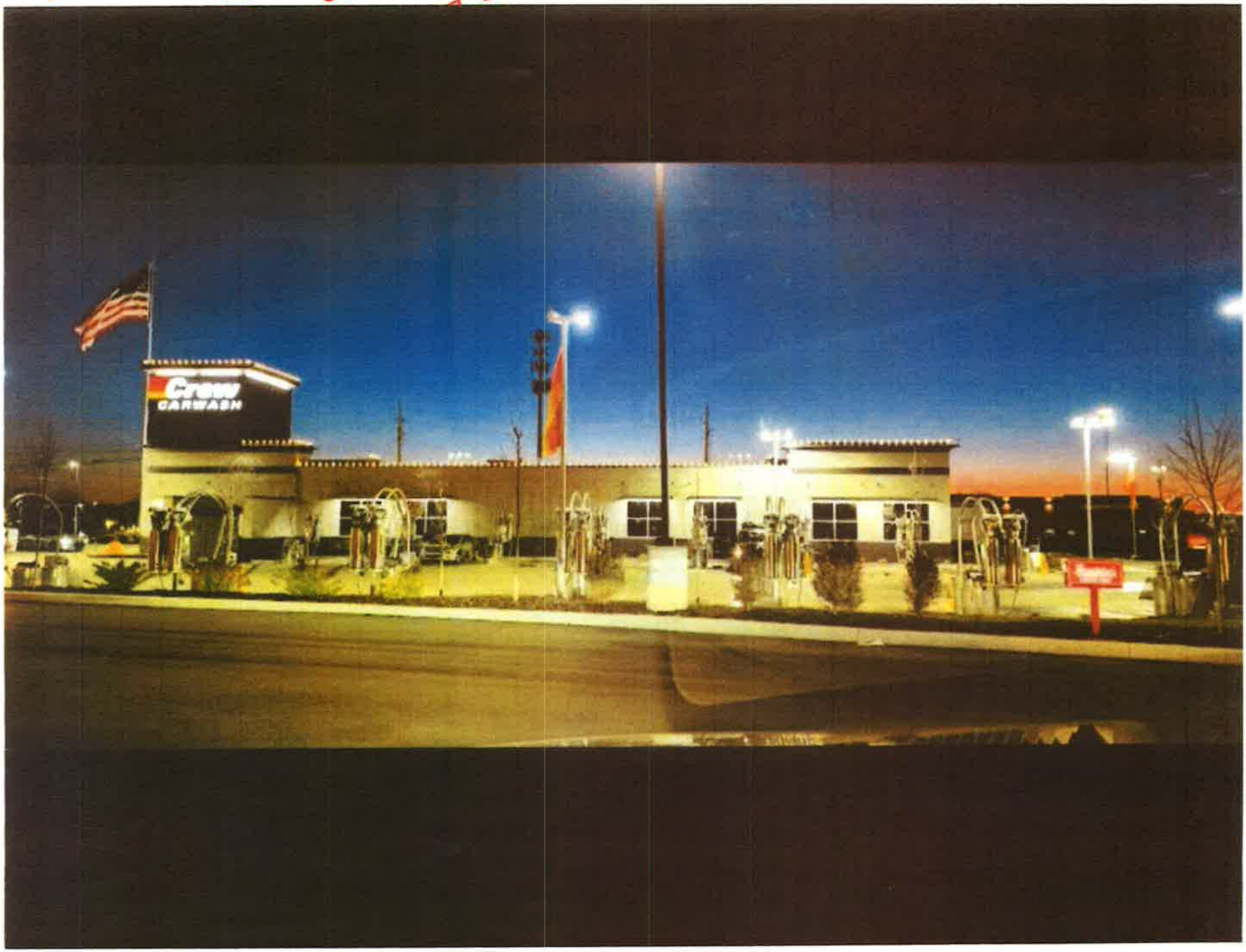
Google Maps



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google 20 ft

Proposed site at night - Smith Valley / Morgantown Rd Intersection

A Crew at night



From our second floor bedroom

Pic

From 2nd Floor Bedroom - Night

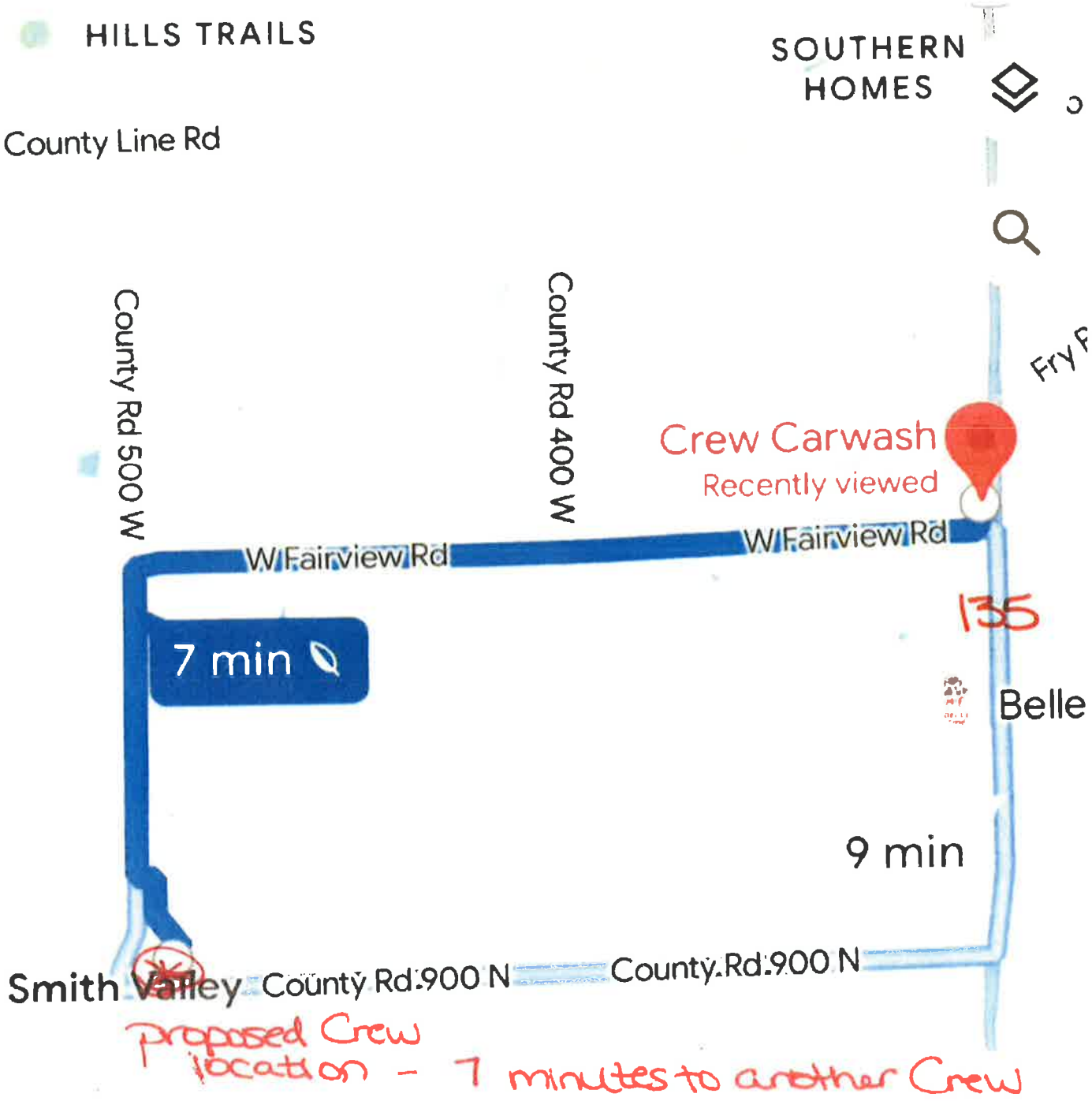
Proposed site-from Christian Bros. across the street

Stop light is just to the left

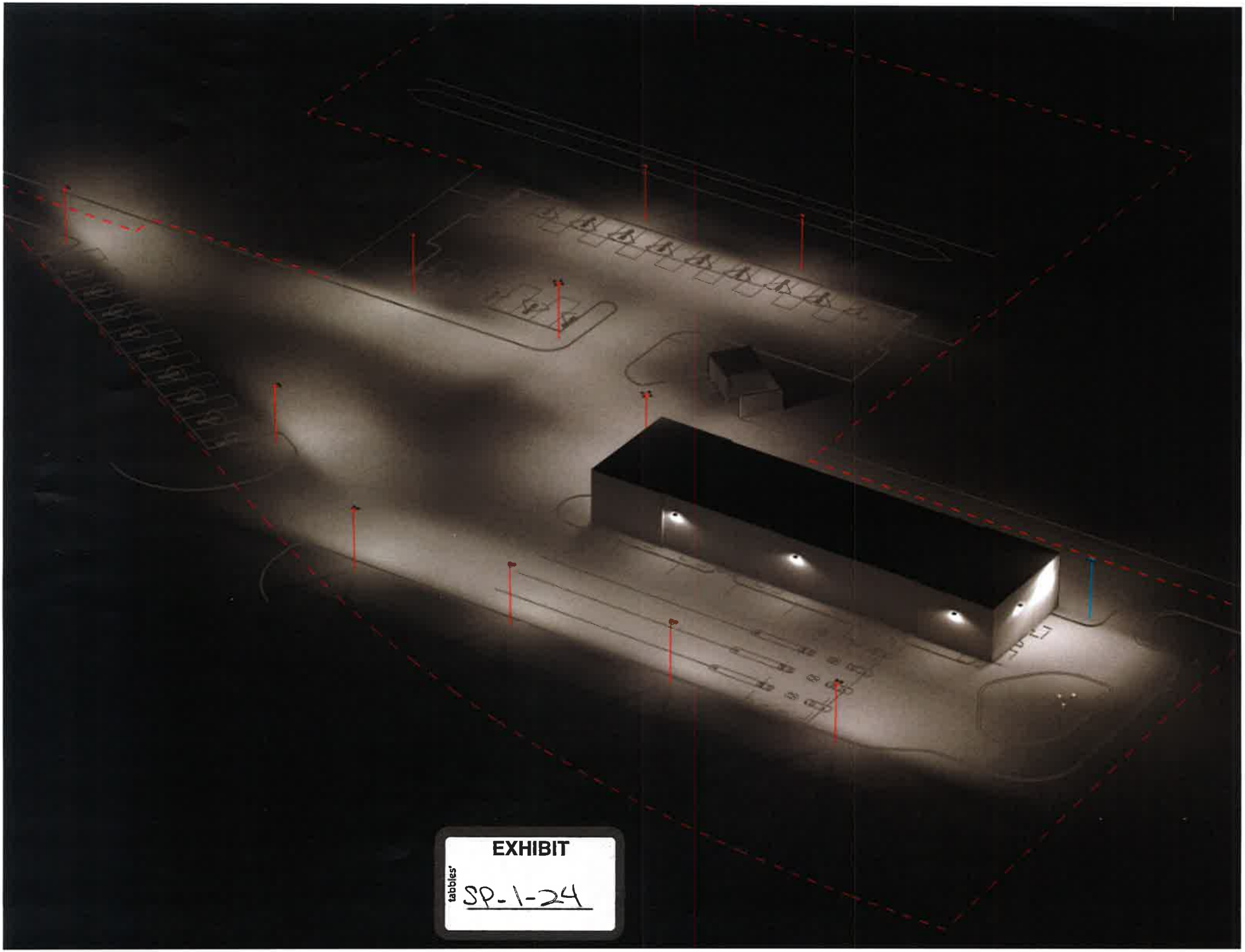
4970 Onslow Ct

Crew Carwash

7 min | 7 min | 2 hr 8 | 7 min | 1




Whitestown
Carmel
Zionsville
Fayette
Crew Carwash
on 86th Street
on 82nd St
Crew Carwash
Temporarily closed
on Keystone Ave
Crew
Brownsburg
Mt C
Crew Carwash
on 38th St
Crew
Crew Carwash
Crew Carwash
Crew Carwash
Crew Carwash
on East St.
Plainfield
Crew Carwash
B
A
Crew Carwash
Mooresville
Smith Valley
Center Grove
465
70
74
31
52
42
144
267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Christine Heath
(317) 529-3575
cmbeasley89@gmail.com

EXHIBIT
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Archived: Tuesday, July 23, 2024 11:27:48 AM
From: cmbeasley89@gmail.com X-Barracuda-Effective-Source-IP: mta-643920.us.email.freecycloud.com[34.223.36.101] X-Barracuda-Apparent-Source-IP: 34.223.36.101 X-ASG-Whitelist: Client Return-Path: cmbeasley89@gmail.com Received: from [127.0.0.1] ([127.0.0.1:41022] helo=smtp-injection-worker) by prd08-usw2-09 (envelope-from
Mail received time: Mon, 22 Jul 2024 16:40:11
Sent: Mon, 22 Jul 2024 16:39:42
To: rachael@vanvalerlaw.com Hansard Michele - Planning & Zoning
Subject: Crew Carwash at Morgantown and Smith Valley
Importance: Normal
Sensitivity: None

To Whom It May Concern:

In regards to your proposal of a Crew Carwash at the Northeast corner of Smith Valley and Morgantown Road, I have a few concerns. My property, located at 4968 Onslow Court, would border the proposed Crew Carwash lot. During our Sheffield Park HOA meeting with Crew on July 1st, it was mentioned that neighbors were talked to in regards to placing a Crew on this property of land. I was not contacted/spoken to nor were my neighbors whose property line up to the lot. There was a very small sign placed at the corner of Smith Valley and Morgantown that was barely readable. I have attached a picture. My husband and I purchased our house in the Fall of 2021 and fell in love with the natural landscape and quiet lot behind our house. Placing this carwash at this location would deter that feeling.

Other items to consider, the traffic flow, sound from the machines, air pollution of idling cars and smells from chemicals and the lights on the property. My family utilizes our backyard and we do not want to have a smell or sound to hinder our experience outside.

As far as the traffic flow, we have an already busy intersection that would not be able to keep up with an increase of traffic. Our road has many schools and an active fire station that utilizes the intersection almost daily. When school is in session 10 months out of the year, the increased traffic makes it difficult to turn out of the neighborhood onto Morgantown road. Many times taking up to 5 minutes to pull out in morning/ rush hour traffic. The car pickup line into Center Grove Middle School North already causes a major traffic issue in the morning and at dismissal. Every day the car rider pickup line causes back up in the two entrances on Morgantown making it unsafe for other drivers as well as if there was an emergency with the fire station.

I would really take a look at the Unincorporated White River Township: Future Land Use Plan and Critical Areas document. The intersection of Smith Valley and Morgantown is placed in critical area 2 and the guidelines should be enforced. If you look at Appendix B (pg 20) it states the guidelines for future builds on the land. Would a Crew Carwash fit the 'guidelines'?

https://co.johnson.in.us/egov/documents/acc0d5a3_1948_d254_4773_ad82a41ee6de.pdf

Bullet point 8 on Appendix B, sidewalks need to be added to all new builds in the area. On plans, no sidewalks have been planned or added to any dimensions. This will decrease the piece of land size that Crew Carwash would utilize.

There have been many questions brought up by the neighbors as to why this piece of land when we have a Crew Carwash located at Fairview and SR 135, which is 3.7 miles away on a main road. We also have a Crew Carwash 6.5 miles away on US 31 S in between Stop 11 and County Line Road. There has also been some communication within Center Grove that a Crew Carwash is planned at SR 135 and Stones Crossing. If this is true, this location would be 4.7 miles (11 minutes) from Smith Valley and Morgantown, 3.3 miles south (8 minutes) from the Crew location at SR 135 and County Line Road, and 6.6 miles (15 minutes) from the Crew at US 31 S. Why not build closer to the exit off of the new 69 and Smith Valley where there is empty land on trend with their other locations?

Thank you for your consideration.

Christine Heath