

# CLARK COUNTY PLAN COMMISSION

## JULY 12, 2017

A regular scheduled meeting of the Clark County Plan Commission was held on July 12, 2017, at 5:00 p.m. in the Conference Room, Fourth Floor, Clark County Government Building, Jeffersonville, Indiana.

The following Board Members and Staff were present in the open meeting:

Simon Kafari – Ag Agent  
Wally Estes  
Dan Callahan  
Kent Witten  
Jack Coffman – President  
Jim Atcher  
Michael Killen  
David Blankenbeker – County Surveyor  
Stacia Franklin – Executive Director  
Ilpo Majuri – Code Enforcement Officer  
David Nachand - Attorney

The following Board Members and Staff were absent:

Terry Conway

The following appeared on the agenda:

1. Call to Order. Jack Coffman called the meeting to order at 5:00 p.m.
2. Approval of the prior minutes from the May 10, 2017 meeting. David Blankenbeker made a motion to approve the minutes as amended. Dan Callahan seconded the motion. Minutes approved 6 – 0 (Michael Killen and Kent Witten not in attendance at that time).
3. 2017-09-PC: Discovery Developers, 4206 Charlestown Road, New Albany, have filed a petition for the final approval of the replat of Champion's Pointe, Section 5 – 20 lots – Augusta Parkway, Monroe Township, Henryville, Indiana.

David Blankenbeker recused himself and left the room.

Chad McCormick, Land Design and Development Inc. explained the modification to the plat.

Michael Killen made a motion to approve the replat. Wally Estes seconded the motion. Motion carried 6 – 0- 1 with David Blankenbeker abstained.

4. 2017-12-PC: Kevin and Konrad Guernsey, 2004 Utica Pike, Jeffersonville, have filed a petition for approval of the preliminary plat of Greene Acres – 19 lots – Brownstown Road and Castetter Road in Monroe Township, Henryville, Indiana.

Bob Isgrigg, Isgrigg & Associates, represented the Guernseys and detailed the plan for the proposed subdivision. David Blankenbeker asked if there are any vision issues with the driveways and the terrain. Mr. Isgrigg stated there were no perceivable issues.

Mr. Isgrigg discussed the potential of the existing lake to be a natural detention basin. David Blankenbeker added the drainage plan would be brought before the Drainage Board for approval.

Jack Coffman, President, read the adjoiners out loud for comment.

Earl Stiffler, adjoiner, conveyed his concerns about the lake flooding due to rain run-off. Mr. Blankenbeker recommended Mr. Stiffler attend the Drainage Board meeting to discuss the issue.

Bruce Scales represented Keith & Cecilia Huddleston, adjoiners, and spoke their concerns about the condition of Castetter Road and its width. He asked if future development is possible after the 19 lots are built, and if there were adequate fire hydrants to serve the subdivision, as well as other issues.

Jack Coffman, President, asked if any other audience member would like to speak to the issue. No audience comment.

Michael Killen made a motion to approve the preliminary plat of Greene Acres subdivision. Kent Witten seconded the motion. Motion carried 8 – 0.

5. 2017-10-PC: Timothy Peoples, 12814 Covered Bridge Road, Sellersburg, has filed a petition to amend the Clark County Zoning maps from A-1 Agricultural Zone to B-2 Community and Roadside Business Zone for the purpose of commercial storage units at 11814 Highway 60, Sellersburg, Indiana
- 2017-11-PC: Billy Neely, 7725 County Line Road, New Albany, has filed a petition to amend the Clark County Zoning maps from A-1 Agricultural Zone to B-2 Community and Roadside Business Zone for the purpose of commercial storage units at 11826 Highway 60, Sellersburg, Indiana.

NOTE: The above two cases were heard together as they were serving the same business, but were voted upon as separate cases.

Timothy Peoples and Bill Neely explained the existing storage structures and their want to add additional structures, which required them to amend the zoning to comply with the current zoning code.

David Nachand reads the permitted uses by right for the B-2 Zone. David Blankenbeker discussed the concerns of the Board in certain permitted uses for a B-2 zone and stated the petitioner may volunteer to make commitments on the property to exclude certain uses. The petitioners agreed to complete a commitments form and remit to the Office of Planning and Zoning.

Jack Coffman, President, asked if any audience member wanted to speak to the matter.

Mike Whalen asked if the property would allow for anything other than storage units and the petitioners stated that would be the only use in which they are interested.

Michael Killen made a motion to approve with commitments for 2017-10-PC: Timothy Peoples as a recommendation to the Commissioners. Dan Callahan seconded the motion. Motion carried 8 – 0.

Michael Killen made a motion to approve with commitments for 2017-11-PC: Billy Neely as a recommendation to the Commissioners. David Blankenbeker seconded the motion. Motion carried 8 – 0.

6. 2017-08-PC: Nathan & Paula Grimes, 1804 Perry Crossing Road, Sellersburg, have filed a petition to amend the Clark County Zoning maps from R-2 Two-Family Residential Zone to a B-2 Community and Roadside Business Zone for the purpose of a 5,000 square foot commercial building located at 1804 Perry Crossing Road, Sellersburg, Indiana.

Nathan Grimes explained the building and want to move multiple businesses into it once completed. David Blankenbeker asked if Mr. Grimes would agree to commitments on permitted uses by right if approved to a B-2 zone, which Mr. Grimes agreed.

Stacia Franklin questioned the parcel lines on the GIS and Mr. Grimes stated the GIS is incorrect and the parcel lines are not drawn correctly on the GIS.

Jack Coffman, President, asked if any audience member wanted to speak on the issue.

Tabitha Delraney, 1820 Perry Crossing Road, spoke in regards to the property lines and how INDOT visited her and discussed their property lines, and the speed limit problems and traffic flow.

Pat Suddeth, 12009 New Perry Lane, spoke in regards to traffic and speed issues, and against a commercial property in a residential area.

Stacia Franklin asked Mr. Grimes what types of businesses would occupy the building. Mr. Grimes conveyed a variety of businesses could possibly occupy the building.

Patrick Ryan, 1904 Perry Crossing Road, expressed concern about traffic and living close to a business area.

Mike Whalen, 12007 Highway 60, requested restrictions on the types of businesses to occupy Mr. Grimes' building. He was also concerned about the traffic increase.

David Blankenbeker suggested tabling the petition to give Mr. Grimes time to come forward with a list of restrictions for the property.

David Blankenbeker made a motion to table the petition until the next meeting. Michael Killen seconded the motion. Motion carried 8 – 0.

#### 7. Plan Commission Business: Campground Amendment

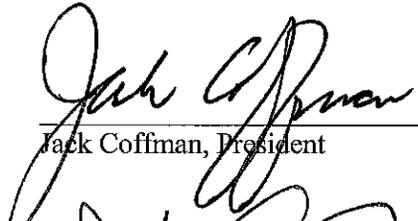
Stacia Franklin discussed the amendment to the zoning ordinance in regards to campgrounds and regulating camps. She stated the proposed amendment will be published if approved.

Dan Callahan made a motion to approve the amendment for publishing. David Blankenbeker seconded the motion. Motion carried 7 – 0 – 1 (Michael Killen left the meeting early).

#### Accessory Structures with No Primary Structures

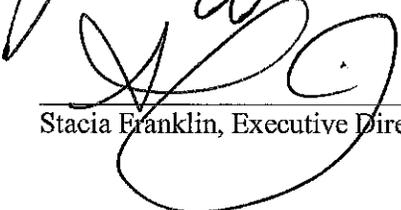
Stacia Franklin discussed the issues with accessory structures being built on properties with no primary structures and the possibility of amending the ordinance to require a primary structure. She stated all agricultural uses would be exempt.

The Board requested to continue the discussion at the next meeting. Dan Callahan made a motion to adjourn. David Blankenbeker seconded the motion. Motion carried 7 – 0 – 1 ((Michael Killen absent at this time).



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Jack Coffman, President



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Stacia Franklin, Executive Director