



## **CLARK COUNTY PLAN COMMISSION MARCH 13, 2019**

The regular scheduled meeting of the Clark County Plan Commission was held on Wednesday, March 13, 2019, starting at 5:00 p.m., in the County Council Room, Room 418, Fourth Floor, Clark County Government Building, Jeffersonville, Indiana.

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

Wally Estes  
David Blankenbeker-County Surveyor  
Stacia Franklin-Executive Director  
Jeremy Corbett-Code Enforcement Officer  
David Nachand-Attorney  
Michael Killen  
Connie Sellers  
Jim Atcher  
Simon Kafari

The following Board members were absent

Eric Morris  
Dan Callahan

The following appeared on the agenda:

1. The meeting was called to order by Michael Killen at 5:00 p.m. David Nachand read the rules of the meeting.
2. Approval of the prior minutes from the February 13, 2019 meeting. Wally Estes made a motion to approve. Connie Sellers seconded the motion. Motion carried 6-0.
3. 2019-05-PC: Heritage Place LLC, P.O. Box 234, Charlestown, filed a request to extend the preliminary plat approval for Heritage Place, High Jackson Road and Bethany Road, Charlestown Township, Charlestown, Indiana (tabled from previous meeting). David Blankenbeker made a motion to dismiss. Connie Sellers seconded the motion. Motion was dismissed with a vote of 6-0.
4. 2019-04-PC: Mark Morgan, 20916 Charlestown Bethlehem Road, has filed a petition to amend the Clark County Zoning maps from A-1 Agricultural to B-2 Community and Roadside Business for the purpose of commercial development located on Parcel No. 10-08-10-500-101.000-029, Charlestown, Indiana.

Mr. Morgan agreed to not have any businesses related to alcohol sales, bars, clubs, etc. He would like to have a retail store added. Stacia Franklin added that the portion of the parcel for rezoning has been changed from 24 acres to approximately 6 acres.

David Nachand asked Mr. Morgan to put in writing a commitment to limit use of businesses according to the zoning ordinances of B-2. David Nachand read the Ordinance regarding the allowed businesses in a B-2 Zone.

Jack Vissing, Attorney, spoke regarding the prime agricultural area and the need to protect the integrity and historical value of the area. He asked the Board to deny the rezoning. Stacia Franklin read the list of adjoiningers.

Judy Smith, 18908 SR 62, voiced concern regarding possible vandalism, heavy traffic, stop lights, property taxes and the value of her property going down.

John Engle, 7308 Augusta Rd., spoke about the history of the area, traffic and issues regarding safety.

Stan Martin, 117 Center St., New Washington, does not want grocery store or retail on property and for the property to remain farmland.

Stacia Franklin stated she will give Mr. Morgan a list of approved businesses which can be built on the property.

David Blankenbeker made a motion to approve. Connie Sellers seconded the motion. Motion carried 6-0.

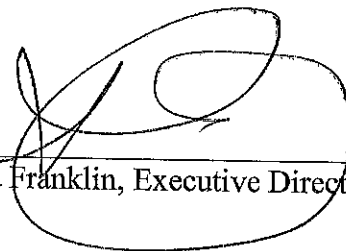
David Nachand told Mr. Morgan to prepare a form to present to the commissioners for signatures stating his proposed use of the land.

#### Plan Commission Business

- a. Building Commissioner position- Stacia Franklin proposed having a part time Commercial planning review person rather than full time. David Nachand stated that there must be a Building Commissioner to sit on the Board. Stacia stated that there were only 10 applicants which only 4 were qualified. Stacia also stated that 85% of the work is administrative and proposed that the part time administrative position be made full time. Connie Sellers brought up the concern of giving up a full time Building Commissioner position and not being able to regain the full time position at a future date.
- b. Hiring committee—Stacia will send out the resumes of the candidates tomorrow.
- c. Part time Office Assistant—currently working full time hours while the search is being conducted for full time Building Commissioner, limited to 60 days.
- d. Tony Bennett is added as a council representative.
- e. Taylor Siefker Williams invoice—David Blankenbeker made a motion to approve. Connie Sellers seconded the motion. Motion passed 6-0.
- f. Other Plan Commission Business – no other business



Michael Killen, President



Stacia Franklin, Executive Director