

CLARK COUNTY PLAN COMMISSION

JANUARY 9, 2019

A regular scheduled meeting of the Clark County Plan Commission was held on January 09, 2019, 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:

Wally Estes
Eric Morris
David Blankenbeker – County Surveyor
Stacia Franklin – Executive Director
Ilpo Majuri – Code Enforcement Officer
David Nachand – Attorney
Connie Sellers
Jim Atcher

The following Board Members and Staff were absent:

Michael Killen
Terry Conway

The following appeared on the agenda:

1. Call to Order. Dan Callahan called the meeting to order at 5:00 p.m.
2. Approval of the prior minutes from the November 14, 2018 meeting. David Blankenbeker cited two grammatical mistakes in the minutes, which Stacia Franklin corrected. Connie Sellers made a motion to approve with corrections. David Blankenbeker seconded the motion. Motion carried 7-0.
3. Election of Officers: David Blankenbeker made a motion to retain Dan Callahan and Michael Killen in their current position as Vice Chairman and Chairman respectively. Wally Estes seconded the motion. Motion carried 7-0.
4. 2019-02-PC: Steven Day, 11550 SR 31, Sellersburg, 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 a non-emergency medical transport facility located at 11415 SR 60, Sellersburg, Indiana.

Rachel Weisheit, Director of Operations, represented Mr. Day and explained the reason for the rezoning, as well as the nature of their business. She stated the property sits vacant with a dilapidated home on the lot. She said the home would be renovated in order to contain a couple of offices for the business and a garage for the transport vans.

Stacia Franklin read the list of adjoiners. Joanne O'Hara, 11406 SR 60, expressed concern about the flooding of the property and the condition of the house and garage on the property and property values.

David Blankenbeker discussed possible voluntary commitments from the petitioner for the use of the property.

David Nachand read the list of permitted uses by right in a B-2 zone. David Blankenbeker made a motion to recommend approval to the Commissioners contingent on the petitioner providing written commitments elimination taverns, night clubs, and retail car sales from the permitted uses. Motion is amended to state "retail on site car sales". Wally Estes seconded the motion. Motion carried 7-0.

5. 2019-03-PC: Daniel Cooke, 6720 Appleleaf Lane, Sellersburg, 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 operating a landscaping business located at 1602 St. Joe Road West, Sellersburg, Indiana.

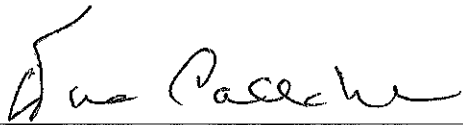
Dale Cooke represented the petitioner and explained the uses wanted for the property and what it will not be used for, including bars, taverns, or strip clubs. He gave the history of the property and how it is currently being used. Mr. Cooke voluntarily gave commitments for the use of the property.

Stacia Franklin read the list of adjoiners. No adjoiner or audience member spoke to the petition. David Blankenkaker made a motion to recommend approval to the Commissioners with the commitments outlined in the petitioner's letter, including taverns, night clubs, and retail on site car sales. Connie Sellers seconded the motion. Motion carried 7-0.

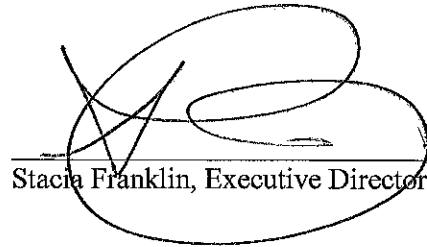
6. Plan Commission Business

Stacia Franklin discussed the 2018 annual report with the Board. David Blankenkaker asked for a vote from the Board to pay an invoice for Taylor Siefker Williams for their work on the comprehensive plan. Jim Atcher made a motion to approve for payment. Eric Morris seconded the motion. Motion carried 7-0.

Meeting adjourned at 6:15 p.m.



Dan Callahan, Vice Chairman



Stacia Franklin, Executive Director