



CLARK COUNTY BOARD OF ZONING APPEALS
April 19, 2023

The regularly scheduled meeting of the Clark County Board of Zoning Appeals (BZA) was held on April 19, 2023, at 5:00 p.m. in the Clark County Government Building, 300 Corporate Drive, Room 103, Jeffersonville, Indiana 47130.

The following Board Members and Staff members were present at the meeting:

Board Members:

Guy Guernsey
Bart Meyer
Bill Broughton
John Eurton

Absent from meeting:

Kim Baker

Staff:

Cathy Denison-Executive Director
Jason Stanley-Building Commissioner
Stacy Gettings-Planning Coordinator
Amy Williams-Planning & Zoning Consultant

The following appeared on the agenda:

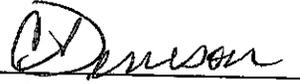
1. Call to Order Guy called the meeting to Order at 5:03 p.m.
2. David Nachand was not available for this month's meeting, so he asked Alan Applegate to preside over the meeting. Alan read the rules of the meeting.
3. Approval of the prior month's minutes dated March 15, 2023. Bart made a motion to approve the minutes from March 15, 2023. Bill seconded the motion. Motion carried 4-0
4. Docket No. 2023-17-BZA: Shannon & Eric Stone, 14519 State Road 60, Borden, In. Parcel # 10-02-00-900-147.000-026, request a removal of a condition for a previously approved Special Exception requiring two driveways on their property to accommodate the wedding venue. INDOT had denied them the second driveway because their lot wasn't wide enough to enable two driveways on the same parcel. A Motion to approve the request was made by Bart and seconded by John Eurton. Motion carried 4-0.
5. Docket No. 2023-13-BZA: Shannon & Eric Stone, 14519 State Road 60, Borden, In. Parcel # 10-02-00-900-147.000-026, requests a Variance from Development Standards to use gravel for their wedding venue parking area. The current driveway will be extended across the front on the parcel and gravel poured to allow for approximately 50 parking spaces including a handicapped space.

Their intent is to return the land to AG/grassy area if and when the wedding venue stops. This will allow the gravel to be removed much easier than pavement and keep the setting more to its natural state. Bart made a motion to approve, John seconded the motion. Motion carried 4-0.

6. Docket No. 2023-09-BZA Southern Indiana Renaissance Faire: A Special Exception is requested to have a major fair of over 1000 people in an AG zone, Parcel # 10-03-10-200-015.000-003, 6900 Dave Carr Rd., Charlestown, In. The organization is requesting up to 5 fairs, 3 in May and 2 in October
7. . They have a parking plan to have volunteers directing traffic off Dave Carr Rd to a parking space as well as leaving, volunteers will be at the exit to assist traffic pulling onto Dave Carr Rd. Jim Eckerson, Director of Tourism Development in Southern Indiana, spoke for the benefit of the festival, stating how many tourists come from several states to enjoy the fair. Bart made a motion to approve the special exception, John seconded the motion. Motion carried 4-0.
8. Docket No. 2023-10-BZA: Brian Roth, represented by John Kraft, requests a Development Standards Variance to use gravel for a temporary commercial business located on Highway 60. The Parcel No. is 10-09-12+800-008.000-030, State Road 60 for a lease to Ford Motor Company to park trucks there temporarily while waiting for parts. Discussion from the audience primarily were against the Variance due to the traffic and dust caused by gravel on the Highway. The lease was to be a maximum of 5 years then returned to AG and a natural grassy setting. No lighting shall be permitted and there would be security provided by Ford. If approved, specific hours would be set during peak traffic times that the trucks could not be used. It was determined that the value of the land surrounding this parcel would be affected and does not contribute to a high quality of life in the county. Bart made a motion to deny due to the traffic concerns. John seconded the motion. Motion carried 4-0.
9. Docket 2023-11-BZA: Brian Roth, represented by John Kraft, requests a Use Variance to use AG zoned property Parcel No. 10-09-12-800-004.000-030 as a temporary commercial parking lot site for a maximum of five years to lease to Ford for storage of vehicles. Again, traffic and dust were the main concerns along with the large semi-trucks carrying the vehicles turning off of Highway 60. Bart made a motion to deny the Use Variance, John seconded the motion. Motion carried 4-0.
10. Docket No 2023-12-BZA: Friends of Borden Community Park, is applying for Star Valley Strawberry Festival for a Special Exception for a major fair of over 1000 people attending. This is located on Main Street, in Borden Community Park, Parcel no. 10-16-00-200-103.000-036 and 10-16-00-200-438.000-036 State Road 60. The Town of Borden, and Friends of Borden Community Park and the Sherriff's Dept. have teamed up this year to develop a traffic and parking plan. In order to avoid major traffic problems along highway 60 leading into the town of Borden. There will be numerous port-a-potties and hand washing stations set up throughout the park as well as the concession stand. Volunteers are also working to direct traffic from the park to exit onto highway 60 and main street. Bart made a motion to approve, John seconded the motion. Motion carried 4-0.
11. Docket No. 2023-14-BZA: Daniel Allen, 16598 Charlestown Bethlehem Rd., Charlestown, In. requests a Special Exception to build a Mother-in-Law suite above his garage., Parcel No. 10-03-08-000-020.000-003 The apartment will be within 200-800 square feet. Septic and water has been approved. Bart made a motion to approve the special exception, John seconded the motion. Motion carried 4-0.
12. No other business: Meeting was adjourned at 7:20 p.m. The next meeting will be held May 17, 2023.

Clark County Board of Zoning Appeals
Minutes April 19, 2023

Guy Guernsey Chairman



Cathy Denison, Administrator