

# CLARK COUNTY PLAN COMMISSION

## NOVEMBER 08, 2017

A regular scheduled meeting of the Clark County Plan Commission was held on November 08, 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:

Dan Callahan  
Jack Coffman – President  
Terry Conway  
Jim Atcher  
Michael Killen  
David Blankenbeker – County Surveyor  
Wally Estes  
Terry Conway  
Stacia Franklin – Executive Director  
Jeremy Corbett – Code Enforcement Officer  
David Nachand - Attorney

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Zachary Payne  
Clark County Recorder IN  
Recorded as Presented



The following Board Members and Staff were absent:

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 October 5, 2017 Special Meeting and the October 11, 2017 regular meeting. Michael Killen made a motion to approve the minutes from both meetings. Jim Atcher seconded the motion. Motion carried 8 – 0.

Jack Coffman requested David Nachand to discuss the rules of the meeting for the audience, which he did so.

3. 2017-19-PC: CCGC, LLC, 600 East Main Street, Suite 103, Louisville, filed a petition for final plat approval for Champion's Pointe, Section 7 – 21 lots – Augusta Parkway and Augusta Way, Monroe Township, Henryville, Indiana.

David Blankenbeker recused himself at this time. Chad McCormick, Land, Design & Development, stated there were no substantial changes to the preliminary plat.

Michael Killen made a motion to approve. Dan Callahan seconded the motion. Motion carried 8 – 0.

4. 2017-20-PC: Greenleaf Properties, LLC, 1221 Old Highway 31 East, Clarksville, filed a petition to rezone the property at the corner of CR 403 and Salem Noble Road, known as Greenleaf Properties, to a Planned Unit Development (PUD) to allow for a mixed-use subdivision with single family multifamily dwellings and mini storage warehouses, Charlestown Township, Charlestown, Indiana.

Greg Fifer, Applegate, Fifer, & Pulliam law firm, 428 Meigs Avenue, Jeffersonville, explained his client is willing to have written and recorded commitments for the property, if it would help the Board make a decision. He discussed the logistics of the property and how it would be divided into single family dwellings, apartments, and storage units. He also stated there would be a walking path and community clubhouse with a pool. (See exhibits Mr. Fifer delivered to the Board for illustrations, plans, etc.)

Mr. Fifer compared the approved final plat for Hawthorne Glen to the proposed plat for Greenleaf Properties subdivision, emphasizing similar multifamily dwellings and commercial uses in both subdivisions.

Jason Copperwaite, Paul Primavera & Associates, 301 East Chestnut Street, spoke on the zoning around the proposed subdivision and the density of the different sections of the subdivision. He also explained a traffic study performed on the area in question and how local traffic would be minimally impacted.

Jack Coffman, President, asked Stacia Franklin to read the list of adjoiningers, which she read.

Daniel Crump, 7812 & 7808 Salem Noble Road, representing as a POA and TTE for the irrevocable trust, discussed the flood zone in and around the property and the buffer zones mentioned by Mr. Fifer. He emphasized the poor water supply in the area, and how it affects quality of living and fire protection.

Tara Schmelz, 6209 Kamer Court, president of the Hawthorne Glen HOA, expressed concern regarding the water supply and quality in the area.

Brad Hutchinson, 5604 Covington Drive, stated his main concern of security with a mini storage unit facility and how they are attractants for criminals and drugs.

Seth Schafer, 5437 Hawthorne Glen, stated the storage units and apartments will devalue his property and there were ten similar storage facilities within six miles of his home.

Jerry Pecini, 5422 Hawthorne Glen, discussed his concern regarding the lack of fire protection the new subdivision would cause.

Lee Creek, 5416 Hawthorne Glen, expressed his concern regarding the amount of traffic a new subdivision with apartments would create.

Angie Jenkins, 5423 Melbourne Avenue, dismissed the need for apartments for millennials as stated by Greenleaf Properties and read a study with statistics showing millennials want homes, not apartments.

Christopher Clark, 5802 Hartford Lane, said the crime risk will increase with an apartment complex.

Casey Nickel, 5808 Hartford Lane, read statistics which showed the property value decrease of surrounding properties when an apartment complex moves in and also the over- burdened school system for the area.

Dean Rickey, 5403 Mansfield Way, discussed the need for a new firehouse to serve the area.

Connie Mosier, 6037 21<sup>st</sup> Century Drive, requested the Board vote for smart growth.

Dana Bryant, 5707 Salem Noble Road, lamented about the current traffic problems on Salem Noble Road.

John Jesse, 5520 Covington Drive, spoke for the growth of Clark County, as long as it is properly planned.

Jack Coffman, closed the audience comments since the time limit was met, and asked the Board for their thoughts.

David Blankenkaker asked what is currently allowed by right on the property and Stacia Franklin stated nothing is allowed on the land by right due to its loss of PUD status, but it was agricultural and industrial prior. David Nachand stated, at the request of the owner, the property could be placed back in its original zoning.

David Blankenkaker also asked if the walking trail area will be dedicated as green space and who will maintain it. Jason Copperwaite answered the apartments would maintain their portion and the storage facility would maintain its portion. David Blankenkaker also asked for the number of entrances into the subdivision and Jason Copperwaite stated there would be two entrances, one into the housing portion and one in to the storage facility.

Michael Killen asked which Water Company serves the area and Jason Copperwaite stated Sellersburg Water currently serves the area.

David Blankenbeker asked if there was, indeed, a moratorium on new sewers and Mr. Copperwaite had not heard of any such moratorium. David Blankenbeker then asked who was the jurisdictional fire department and Mr. Copperwaite stated it was the Charlestown Volunteer Fire Department. Terry Conway stated, in the event of a fire, Charlestown could contact other fire departments for assistance.

Jack Coffman, President, explained Hawthorne Glen was designed for generational living, starting with young families and moving onto assisted living units all in the same subdivision. Greenleaf Properties was designed around the same time with the same intentions. Mr. Coffman also confirmed the subdivision would be served by the Charlestown school district.

Michael Killen asked Tara Schmelz, president of the Hawthorne Glen HOA, if Hawthorne Glen allows for apartments, what is the issue with another subdivision with similar uses. Ms. Schmelz stated two apartment complexes would be too much for the area.

Michael Killen asked Mr. Fifer for the apartment sizes and rent fees. Mr. Fifer he could commit to a minimum of 800 square foot for a one bedroom and 900 square foot for a two bedroom. He also noted the density allowed for in Greenleaf Properties would be less than the density allowed for in Hawthorne Glen.

David Blankenbeker asked about the water supply to the area and Mr. Fifer stated Sellersburg Water already submitted a letter of approval showing they can supply water to the proposed subdivision and he stated Sellersburg Water also was planning a pump station near the area to assist in the water supply.

Dan Cristiani, Greenleaf Properties, stated the improvements they had already made to the water lines to ready the area for the new subdivision, including installing larger lines from Sellersburg to the intersection where Sellersburg and Charlestown meet. He also stated enlarged the lines going through Hawthorne Glen. He confirmed Sellersburg's agreement to a new pump station for the area.

Jason Copperwaite discussed the State requirements for water supply for an apartment building, which must be approved by the State prior to occupancy. Stacia Franklin added Planning & Zoning would not administer building permits without the State's approvals.

Jason Copperwaite stated the Greenleaf Properties owners and developers paid for the road improvements already completed on Salem Nobles, which serves Hawthorne Glen and would serve the new subdivision. He also stated the developers did such work in preparation for this new subdivision.

Mr. Fifer mentioned a study done by the City of Jeffersonville showing a tremendous increase in housing needs in the area due to the workers coming to the River Ridge development.

David Blankenbeker offered Tara Schmelz a little more time to speak since the petitioner was given extra time.

Briefly, David Nachand confirmed a PUD would not revert back to its original zoning without the owner petitioning for a rezoning.

Ms. Schmelz reiterated the ten storage facilities within six miles of Hawthorne Glen and the problematic traffic currently on Salem Noble Road.

David Blankenbeker made a motion to approve. Jim Atcher seconded the motion. Motion withdrew, as Mr. Fifer offered commitments to the rezoning, which included no low income tax credits will be used to build the apartments and the replacement of the storage facility for not less than 100 individual garages to be placed on the property for its residents.

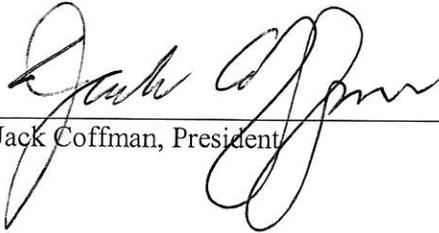
David Blankenbeker made a motion to give a favorable recommendation to the Commissioners with commitments. Jim Atcher seconded the motion. Motion carried 8 -0.

5. Plan Commission Business: Stacia Franklin asked the Board for permission to close the Office of Planning & Zoning on Friday, December 15, 2017, at 2:30 p.m. for a complimentary luncheon for staff.

Michael Killen made a motion to approve. Dan Callahan seconded the motion. Motion carried 8 - 0.

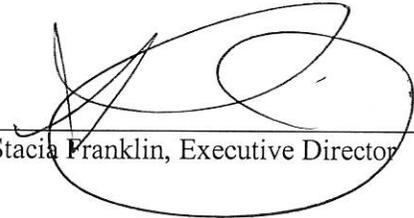
Jim Atcher made a motion to adjourn. Michael Killen Seconded the motion. Motion carried 8 - 0. Meeting adjourned at 6:45 p.m.

The next regular scheduled meeting of the Clark County Plan Commission will be held on January 10, 2018.



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Jack Coffman, President



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Stacia Franklin, Executive Director