



## CLARK COUNTY PLAN COMMISSION November 8, 2023

The regularly scheduled meeting of the Clark County Plan Commission was held on Wednesday, November 8, 2023, starting at 5:00 p.m. in the Clark County Government Building, 300 Corporate Drive, Room 103, Jeffersonville, Indiana.

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

Connie Sellers, President  
Bart Meyer, Vice President  
Guy Guernsey  
Eric Morris  
David Abbott

David Nachand, Attorney  
Cathy Denison, Director  
Stacy Gettings, Planning Coordinator  
Jason Stanley, Building Commissioner

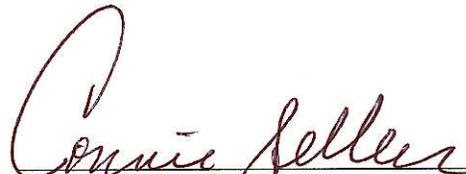
1. The following appeared on the agenda:
2. Call to Order: Connie called the meeting to order at 5:00 p.m.
3. Approval of the previous month, Oct. 11, 2023 minutes: Guy made a motion to approve, Eric seconded the motion. Motion carried 5-0.
4. Approval of the Agenda items: Eric made a motion to approve, David seconded the motion. Motion carried 5-0.
5. Reading of the Rules of the Meeting: David Nachand read the rules of the meeting.
6. New Business:
  - a. Docket No. 2023-23-PC: J & J Development, 2709 Blackiston Mill Rd., Clarksville, In. 47129, is requesting a zone map change on Parcels: 10-09-10-900-164.000-030 and 10-09-10-900-163.000-030 from AG agricultural to R-1 residential for the purpose of developing single family residential homes. This petition was tabled from the Oct. 11, 2023 meeting due to not have wastewater approval. The petitioner still does not have approval for wastewater. Bart made a motion to table until the next meeting on Dec. 13, David seconded the motion. Motion carried 5-0.
  - b. Docket No. 2023-27-PC: High Brass Properties, 7707 Old State Rd., 60, Sellersburg, In. 47172, is requesting a zone map change from AG, agricultural to B-2 small business for Parcel No. 10-09-08-700-312.000-030 and 10-09-08-700-305.000-030, in order to renovate those properties into a showroom for High Brass Cabinetry to open a showroom for their products for design, sales and installation of kitchen and bathroom cabinets. The barn will be used for storage of cabinets and hardware. Guy made a motion to approve, Eric seconded the motion. Motion carried 5-0.
  - c. Docket No. 2023-29-PC: Nick Jones Custom Homes, 5315 Stacy Rd., Charlestown, In 7111, is requesting a Primary Plat approval for 11.78 acres of AG vacant land located off Beyl Rd., Borden, In. 47106, Parcel No. 10-10-21-800-099.000-032, for the purpose of developing single family homes. Mr. Jones has asked that the petition be tabled until he is able to complete the required documentation for the petition. The petition will be heard at the Dec. 13, 2023 meeting.
  - d. Docket No: 2023-30-PC: Stark Construction, 613 Crescent Rd., Charlestown, In. 47111, is requesting a zone map change for Parcel No. 10-03-07-400.089-000-003 from M-1 industrial to R-2 residential in order to combine 7 lots into 6 lots for a minor subdivision. Marysville-Otisco-Nabb Water Corporation has agreed to provide 6 water services at proposed subdivision at 3613 Crescent Rd. Guy made a motion to approve the zone change, David seconded the motion. Motion carried 5-0.

e. Other Business:

- Appointment of Minor Plat Committee: Connie volunteered to be on the minor plat committee along with Cathy Denison, and David Ruckman. Motion was made by Bart to accept Connie on the Minor Plat Committee, Guy seconded the motion. Motion carried 5-0.
- CitizenServe Contract: Connie signed the CitizenServe contract to begin the migration of Planning & Zoning permitting program. We will need a minimum of a 6 month extension from GeoPermits. A certified letter terminating our current contract was mailed to them in October, 2023.
- December 13, 2023 meeting. It was decided that we will have a quorum for the meeting.
- David Nachand-legal report. There was nothing new to report.
- Planning & Zoning report: Cathy reported the number of October permits and construction costs.

f. Adjournment: Bart made a motion to adjourn, Eric seconded the motion. Motion carried 5-0. Meeting adjourned at 5:40 p.m.

  
Cathy Denison, Administrator

  
Connie Sellers, President