

CLARK COUNTY PLANNING & ZONING  
501 E. COURT AVENUE, ROOM 416  
JEFFERSONVILLE, IN 47130  
812-285-6287

**JULY 17, 2019**

The regular scheduled meeting of the Clark County Board of Zoning Appeals (BZA) was held on Wednesday, July 17, 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:

Michael Killen  
Keith Coats  
Duard Avery  
Guy Guernsey  
Kim Baker  
David Nachand-Attorney  
Stacia Franklin – Executive Director  
Jason Stanley – Code Enforcement Officer

The following appeared on the Agenda:

1. Call to Order: Michael Killen called the meeting to order at 5:00 p.m.
2. Approval of the minutes of the prior meeting of June 19, 2019: Keith Coats made the motion to approve the minutes, Guy Guernsey seconded the motion, Motion carried 5-0
3. David Nachand read the rules of the meeting.
4. BZA-10-19; Shungate Commons, LLC, filed a petition for a developmental variance to allow for the identical number of single family housing as currently allowed for duplexes for Shungate Commons subdivision located at 6513 Shungate Road, Jeffersonville, Indiana. Jake Elder, 2500 Forest Creek Ct., Lanesville, Indiana 47106, presided stating property currently zoned R-2, 3.7 acres, and allows construction of 11 single family residences or 22 duplexes. . Applicant is requesting a variance for the reduction of square footage in order to build 21-22 single family homes to 4600 sq. ft. and minimum from 4800 sq. ft and width at 50 square ft. from minimum of 55 sq. ft. He stated that through reciprocity, he was able to secure sanitary sewer system through the property behind the property. Applicant also discussed proposed subdivision and right of ways and presented examples of homes he wanted to build. Stacia Franklin named the list of adjoiners;

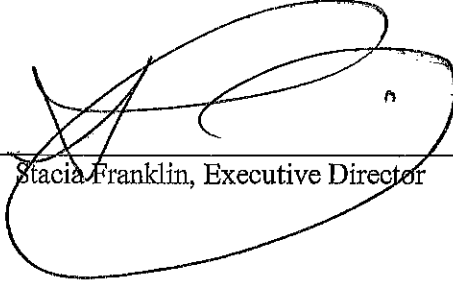
Steve Frankfurter, 6603 Shungate Rd., spoke of concerns of privacy due to subdivision backing up to his property. He also had questions regarding the sewer system and drainage affecting his subdivision as well as Annexation concerns. Michael Killen explained they cannot be forced into annexation and property screens such as planting pine trees on the property lines.

Mr. Stephen McCulloch, 5803 Quarter Ct., Jeffersonville, Indiana spoke of property value concerns, detention pond flooding and drainage, Michael Killen explained what a variance means and that the Applicant will need to go through the Drainage Board for Approval prior to any building permits issued.

Michael Killen asked for a motion, Kim Baker made the motion to approve, Guy Guernsey seconded the motion, motion carried 5-0 to approve the variance contingent on the condition stated in the Finding of Facts.

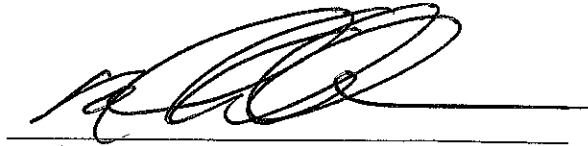
5. BZA Business.

- a. There was no other BZA business.



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Stacia Franklin, Executive Director



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Michael Killen, Chairman