

CLARK COUNTY PLAN COMMISSION

OCTOBER 11, 2017

A regular scheduled meeting of the Clark County Plan Commission was held on October 11, 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
David Blankenbeker – County Surveyor
Wally Estes
Terry Conway
Stacia Franklin – Executive Director
Jeremy Corbett – Code Enforcement Officer
David Nachand - Attorney

The following Board Members and Staff were absent:

Michael Killen

The following appeared on the agenda:

1. Call to Order. Jack Coffman called the meeting to order at 5:02 p.m. Wally Estes made a motion to amend the agenda allowing petition 2017-18-PC: Greenleaf Properties to be placed as the third item on the agenda, moving up from the fifth item. David Blankenbeker seconded the motion. Motion carried 5-0.
2. Approval of the prior minutes from the September 13, 2017 meeting. Dan Callahan made a motion to approve the minutes. Simon Kafari seconded the motion. Motion carried 5-0.

(Terry Conway and Jim Atcher entered the meeting at 5:07 p.m.)

3. 2017-18-PC: Greenleaf Properties, LLC, 1221 Old Highway 31 East, Clarksville, filed for a petition for a preliminary plat revised for the PUD subdivision of Greenleaf Properties located at Salem Noble Road and County Road 403, Charlestown, Indiana.

David Nachand, Plan Commission attorney, explained the PUD for Greenleaf Properties subdivision expired and the applicant would need to apply for a rezoning for a PUD. He stated it would be futile for the Board to hear the petitioner and suggested the applicant withdraw. He also stated the Board has the option to waive the petition fee for the rezoning.

Jason Copperwaite, Paul Primavera & Associates, 301 E. Chestnut St, Corydon, Indiana, requested the petition be withdrawn. The petition is withdrawn.

Jack Coffman gave a five minute intermission. The Board reconvened at 5:25 p.m.

4. 2017-16-PC: Howard Feeler, 1420 N. Frankfort Road, Scottsburg, filed a petition to amend the Clark County Zoning maps from B-3 General Business zone to R-1 Single Family Residential zone for the purpose of a single family dwelling located at 225 Highway 62, New Washington, Indiana.

Mr. Feeler, 1420 N. Frankfort Road, Scottsburg, explained he purchased a home not realizing the zoning was B-3 General Business. He wanted to remodel the home.

Stacia Franklin stated Mr. Feeler came to obtain remodel permits and it was discovered the home had been vacant for over a year, losing its non-conforming rights. She then read the list of adjoiningers. No adjoiningers were present in the audience and no other audience member spoke to the issue.

Terry Conway made a motion to approve a favorable recommendation to the County Commissioners to rezone the property from B-3 to R-1. Jim Atcher seconded the motion. Motion carried 7 – 0.

5. 2017-17-PC: CCGC, LLC, 600 East Main Street, Suite 103, Louisville, filed for a petition for an amended preliminary plat for the PUD subdivision of Champion's Pointe, located at Blue Lick Road and Howser Road, Henryville, Indiana.

David Blankenbeker recused himself and left the room.

Kevin Young, Principle Land, Design, & Development, 503 Washburn, Louisville, Kentucky, explained the PUD amendment with the aid of a PowerPoint presentation. He stated CCGC's desire to change a section in the PUD from patio homes to single family lots.

Jack Coffman asked if any adjoiningers in the audience wished to speak to the issue.

Roxanne Wicke Pena, 1763 Bay Hill Place, Henryville, handed out exhibits to the Board for their review and proceeded to ask seven questions (see file for exhibits).

No other adjoiningers or audience members spoke to the issue.

Stacia Franklin stated the checklist was met, including utility letters.

Mr. Nachand stated the notices were proper.

Mr. Young asked to address the questions posed by Ms. Pena and the Board allowed. He stated the filing was in a timely manner.

Terry Conway stated a second entrance is not required until the subdivision is complete.

Dan Callahan made a motion to amend the preliminary replat of Champion's Pointe subdivision. Terry Conway seconded the motion. Motion carried 6-0-1(abstained).

6. Plan Commission Business

- a. Amendment 18 to Ordinance 17-2007: Campers: Stacia Franklin explained the amendment which allows one camper or recreational vehicle per deeded lot as a permitted use by right in an A-1 Agricultural Zone. She stated no permanent utilities would be allowed.

She discussed if anyone wanted more than one camper on a lot they could apply for a Special Exception through the Board of Zoning Appeals.

She stated there would be no time limit for said camper but no permanent utilities would be allowed and any transaction between water and sewage utility companies would be a private issue between the owner and the utility company.

Jack Coffman opened the meeting up for public comment.

Pamela Davidson, 799 N. Miles Rd., Bethlehem, asked if lots currently have permanent electric service for a camper, can it be kept. David Blankenbeker stated it would be grandfathered in and this ordinance would only apply to newly placed campers.

Brian Glover, 6512 Deerfield Drive, asked Stacia to explain the writing in the proposal. He also asked for a definition of camper.

Stacia Franklin explained the writing used in the proposal and David Nachand read the definition of “camper” from the proposal.

Rick Wheeler, 16417 Highway 62, Charlestown, questioned the grandfathering in of River’s Edge and Bushman’s Lake. Stacia explained they were not grandfathered due to a master agreement ordered by a judge regulation those areas.

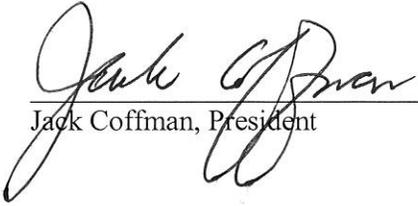
David Nachand explained the master agreements for River’s Edge and Bushman’s Lake.

No other audience member spoke to the issue.

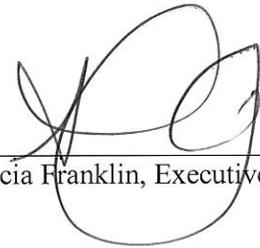
David Blankenbeker made a motion to recommend to the County Commissioners to adopt Amendment 18 to Ordinance 17-2007. Wally Estes seconded the motion. Motion carried 7-0.

Terry Conway made a motion to adjourn. Jim Atcher seconded the motion. Motion carried 7-0. Meeting adjourned at 6:15 p.m.

The next regular scheduled meeting of the Clark County Plan Commission will be held on November 8, 2017, at 5:00 p.m.



Jack Coffman, President



Stacia Franklin, Executive Director