



CLARK COUNTY PLAN COMMISSION
January 8, 2025

The Clark County Plan Commission met in regular session on Wednesday, January 8, 2025 starting at 5:00 p.m. in the Clark County Government Center, 300 Corporate Drive, Room 103, Jeffersonville Indiana 47130.

The following Board members were present: Connie Sellers (President), Guy Guernsey, Erin Cassady, David Ruckman and Larry Brison.

The following Board members were absent: none (3 vacant appointments)

The following staff were present: David Nachand, Stacy Gettings, and Eric Wise

The following appeared on the Plan Commission Agenda:

1. Call to order- Mr. Wise called the meeting to order at 5:00 p.m.
2. Election of Officers- Mr. Wise solicited nominations for President and vice president which resulted in Mrs. Sellers nomination Lary Brison for president which was seconded by Mr. Guernsey and unanimously passed. Mr. Brison then nominated Mrs. Sellers for vice president which was seconded by Mr. Guernsey and unanimously passed. Mr. Brison Then assumed control of the meeting.
3. Announcement of Meeting Rules; Mr. Nachand explained the rules regarding public comment.
4. Public Hearings;
 - a. **PC 2024-28** - Request for a change of zone from M1(Light Industry) to M2(Heavy Industry) for property located on the west side of Hwy 31 between Iris Dr. and Killen Rd (13217 Hwy 31, Memphis IN).
Applicant/Owner: Graf Zurschmiede LLC

Mr. John Kraft, 126 W. Spring St, New Albany IN, presented the request by indicating that the change of zoning was to permit storage and testing of precast concrete logs and to permit continued use of an existing vehicle impound lot.

Mr. Ray Graf, 7515 Old Hwy 111 Memphis IN, indicated that the logs will be used for home construction and a test model may be constructed on the property as well.

No public comments regarding the request were made.

Mr. Brison then closed the public hearing and Mr. Guernsey made a motion to forward the request with a favorable recommendation which was seconded by Mrs. Sellers and unanimously passed. (Resolution 2025-01)

- b. **PC 2024-29** - Request for a change of zone from AG (General Agriculture) to M2(Heavy Industry) for property located on the south side of the terminus of Sima Gray Rd (16641 Sima Gray Rd, Henryville IN).
Applicant/Owner: Graf Properties LLC

Mr. John Kraft, 126 W. Spring St, New Albany IN, presented the request by indicating that the change of zoning was to permit expansion of an existing precast concrete business across the street from the subject property.

Mr. Ruckman indicated that dedication of additional right-of-way along the north side of Sima Gray Rd should be considered by the applicant to permit improvements to existing storm drains.

No public comments regarding the request were made.

Mr. Ruckman then made a motion to forward the request with a favorable recommendation which was seconded by Mr. Guernsey and unanimously passed. (Resolution 2025-02).

Mr. Ruckman then reiterated his recommendation that the applicant dedicate additional right-of-way along Sima Gray Rd.

- c. **PC 2025-01** - Request for a Major Plat for property located on the east side of N. Francke Rd. (Parcel # 10-06-26-900-130.000-027 and part of Parcel# 10-06-26-900-064.000-027)
Applicant: Millennium Builders LLC Owners: Elaine D. Thoms, Ashely Thomas Beavin, Edward Joseph Dietrich, Kyle Robert Thoms, Robert Alan Dietrich, John F. Dietrich, and David Emerson Dietrich

Mr. John Kraft, 126 W. Spring St, New Albany IN and Jason Copperwaite, 301 E. Chestnut St. Corydon IN, presented the request describing a 64-lot residential subdivision. He also indicated that the commission staff informed the applicant earlier that day that the UDO requires developments of this size to include two entrances or one entrance with a median divider.

Mrs. Sellers indicated her preference for a second entrance from SR 160 rather than a single entrance with median.

Mr. Copperwaite indicated that the lots along SR 160 are partially zoned commercial and will not be a part of the subdivision.

Mr. Ruckman then inquired about the possibility of a drive through the commercial lot.

Mr. Copperwaite indicated the option could be considered in addition to reducing the number of subdivision lot below the threshold that requires a second entrance.

The floor was then opened for public comments.

Laura Hattabaugh, 336 N. Francke Rd, expressed concern about traffic, poor condition of road and dead-end with no cul-de-sac.

No further public comments were made.

Mr. Kraft then request the item be tabled to allow the applicant to consideration additional options.

Mrs., Sellers then motioned to table the request until the February 12, 2025 meeting at which time the hearing will be resumed which was seconded by Mr. Guernsey and unanimously passed.

- d. **PC 2025-02** - Request for a change of zone from B2(General Business) to R2(Medium Density Residential) for .189-acres located on the west side of Hwy 311 between Novas Landing and Westmont Dr. (7005 Hwy 311 Sellersburg IN).
Applicant/Owner: Michael W. Schmidt and Antoinette S. Schmidt, Trustees of Michael and Antoinette Schmidt Living Trust

Ms. Antoinette presented the request indicating that the existing commercial zoning of her home makes it difficult obtain financing and R2 zoning is requested to permit sale of the home.

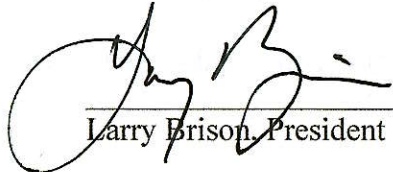
No public comments regarding the request were made.

Mr. Guernsey then made a motion to forward the request with a favorable recommendation which was seconded by Mr. Ruckman and unanimously passed. (Resolution 2025-03)


5. Reports, Resolutions, and Communications:
 - a. Planning Report- Mrs. Gettings provided a summary of permits issued.
 - b. Legal Counsel- none
 - c. Appointment of BZA member- Mrs. Sellers made a motion to appoint Larry Brison until a replacement for Bart Meyers is appointed which was seconded by Mr. Ruckman and unanimously passed.

6. Approval of the prior minutes from the December 11, 2024 meeting- Mrs. Sellers motioned to adopt the minutes as written which was seconded by Mr. Guernsey and unanimously passed.
7. Adjournment- Mrs. Cassidy made a motion to adjourn at 6:00 pm which was seconded by Mrs. Sellers and unanimously passed.

MINUTES ADOPTED THIS 12 DAY OF FEBRUARY, 2025



Larry Brison, President



Eric Wise Director



CLARK COUNTY PLAN COMMISSION

February 12, 2025

The Clark County Plan Commission met in regular session on Wednesday, February 12, 2025 starting at 5:00 p.m. in the Clark County Government Center, 300 Corporate Drive, Room 103, Jeffersonville Indiana 47130.

The following Board members were present: Larry Brison (President), Connie Sellers, Guy Guernsey, David Ruckman, Chris Fox, Brad Spencer, Brad Weddington and David Trotter.

The following Board members were absent: Erin Cassady.

The following staff were present: David Nachand, Stacy Gettings, and Eric Wise

The following appeared on the Plan Commission Agenda:

1. **Call to order-** Mr. Brison called the meeting to order at 5:00 p.m.
2. **Announcement of Meeting Rules;** Mr. Nachand explained the rules regarding public comment.
3. **Public Hearings;**
 - a. **PC 2025-01** - Request for a Major Plat for property located on the east side of N. Francke Rd. (Parcel # 10-06-26-900-130.000-027 and part of Parcel# 10-06-26-900-064.000-027)
Applicant: Millennium Builders LLC Owners: Elaine D. Thoms, Edward Joseph Dietrich, Robert Alan Dietrich, John F. Dietrich, and David Emerson Dietrich

Mr. John Kraft, 126 W. Spring St, New Albany IN, presented the request by indicating that the original 64 lot proposal had been reduced to 49 building sites with one entrance.

Mr. Jason Copperwaite, 301 E. Chestnut St Corydon IN, then continued the presentation with an overview of the proposed development and planned improvements to N. Franke Rd.

Mr. Ruckman expressed concern regarding the intersection corner being less than 50 ft radius.

Mr. Copperwaite, confirmed that the corner design will comply with the requirements of the county engineer.

Mr. Trotter then expressed concern regarding lots 1 and 49 having driveway connections on N. Francke Rd.

Mr. Copperwaite indicated that a prohibition on such access could be added to the plat prior to recording.

The floor was then opened for public comments.

Laura Hattabaugh, 336 N. Francke Rd, expressed concern about traffic, poor condition of road.

John Ragusa, 330 N. Franke Rd, questioned the possibility of a phase 2 that would increase the number of lots and expressed concern about residents having only one exit in case of emergency.

Nancy Hemphill, 512 N. Franke Rd, expressed opposition to the entrance being an N. Franke Rd rather than Hwy 160 and concerns regarding the ability of N. Franke Rd to handle the extra traffic,

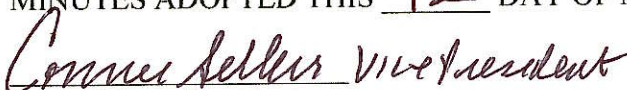
Michael Wood, 3909 Caney Rd, Henryville IN, expresses concern regarding traffic, increased crime and adequacy of fire protection in the area.

Mr. Brison then closed the public hearing and Mr. Ruckman made a motion to approve the findings of fact and decision to approve prepared by staff subject to review and approval by the County engineer, which was seconded by Mr. Weddington and passed with a vote of 5 votes in favor, 2 vote against (Spencer & Guernsey) and 1 abstention (Fox).

4. **Reports, Resolutions, and Communications:**

- a. Appointment of BZA member- Mr. Brison indicated his willingness to continue serving on the BZA and no objections were heard.
 - b. Legal council Report- none.
 - c. Planning Report- Mr. Wise presented several proposed amendments to the UDO which involved Buffer standards, illuminated signs, residential driveway widths and setback waivers for Battery Storage Facilities. After a brief discussion it was the consensus of the members present that the items discussed should be set for public hearing at the March 12, 2025 Meeting.
5. **Approval of the prior minutes from the January 8, 2025 meeting-** Mr. Guernsey motioned to adopt the minutes as written which was seconded by Mr. Ruckman and unanimously passed.
6. **Adjournment-** Mr. Weddington made a motion to adjourn at 6:15 pm which was seconded by Mr. Trotter and unanimously passed.

MINUTES ADOPTED THIS 12 DAY OF MARCH, 2025


Larry Brison, President


Eric Wise Director



CLARK COUNTY PLAN COMMISSION March 12, 2025

The Clark County Plan Commission met in regular session on Wednesday, March 12, 2025 starting at 5:00 p.m. in the Clark County Government Center, 300 Corporate Drive, Room 103, Jeffersonville Indiana 47130.

The following Board members were present: Connie Sellers, Guy Guernsey, Chris Fox, Brad Spencer and Brad Weddington.

The following Board members were absent: Erin Cassady, Larry Brison, David Ruckman, and David Trotter

The following staff were present: David Nachand, Stacy Gettings, and Eric Wise

The following appeared on the Plan Commission Agenda:

1. **Call to order-** Mrs. Sellers called the meeting to order at 5:00 p.m.
2. **Announcement of Meeting Rules;** Mr. Nachand explained the rules regarding public comment.
3. **Public Hearings;**
 - a. **PC 2025-06 -** Request for a change of zone from B2(General Business) to R2(Medium Density Residential) for property located on the east side of Railroad St between Silver Plains Trace and Washington Way. (15008 Railroad St, Memphis IN). **Applicant/Owner:** Yellow Bridge Creek LLC

Mr. Michael Guthrie, 2019 Cedar Creek Dr. Henryville IN, presented the request by indicating his desire to divide the property into 3 single family parcels that are served by public water and sewer. He further explained that the existing home will be located on one of the three (3) proposed lots.

Mrs. Sellers then opened the floor for public comments and no one spoke in favor or opposition to the request.

Mr. Guernsey then motioned to forward the request with a favorable recommendation which was seconded by Mr. Weddington and unanimously passed (Resolution 2025-04).

- b. PC 2025-07 - Request for a replat of lot 323 of Waters of Milan Subdivision Section 3 (Parcel # 10-09-12-800-193.000-030)**
Applicant/Owners: J & J Development Company LLC

Mr. Jason Copperwaite, 301 E. Chestnut St Corydon IN, and Ronald Culler, 2123 Veterans Parkway, Jeffersonville IN presented the request with Mr. Copperwaite indicating the request would create a new street right-of-way across lot 323 for the purpose of accessing property to be discussed in docket PC2025-04. Mr. Culler then informed the board that the protective covenants for the subdivision include the right of the developer to create new roadways at any time during development of the subdivision.

Mr. Copperwaite continued by discussion an existing private drive easement serving lots outside of the development and indicated that this easement will remain unless the holders of the easement agree to its abandonment. He also suggested that the developer could place a prohibition on the use of this private drive by residents of the subdivision proposed in docket PC2025-04.

Mr. Wise then indicated that the individuals with the right to use the easement are the only individuals that could vacate the easement. He also indicated that requiring stop signs on both sides of the new roadway would be the only option available to the commission to address cross traffic concerns.

Mr. Copperwaite indicated that a prohibition on such access could be added to the plat prior to recording.

Mrs. Sellers then opened the floor for public comments.

Mr. Wise then read the names of adjoining property owners receiving notice on the docket. No adjoining property owners wished to speak.

Mrs. Sellers then opened the floor for additional public comments.

Ms. Ann Beaver, 113 Finn Bridge Ct, Sellersburg IN, indicated the private drive crosses her property and is not adequate for additional traffic.

Mr. James Tyler, 111 Finn Bridge Ct. Sellersburg IN expressed concerns about increased traffic on private drive.

Mr. Daniel Golembeski, 115 Finn Bridge Ct. Sellersburg IN expressed his agreement with the previous public comments.

Mr. Arthur Craig, 109 Finn Bridge Ct. Sellersburg IN expressed his concern regarding likely increase in traffic exceeding the speed limit.

Mr. David Pappas, 119 Finn Bridge Ct. Sellersburg IN, indicated his opinion that the private drive is not wide enough and it would be irresponsible to allow a change that will cost neighbors money and requested the applicant be required to install a key pad gate across the drive.

No further public comments were heard.

Mr. Fox then requested confirmation that the plat restrictions allow the developer to make the proposed modification to the plat which was confirmed by Mr. Culler.

Mr. Weddington then motioned to approve the request which was seconded by Mr. Fox and passed unanimously.

- c. **PC 2025-04** - Request for a Major Subdivision Plat for 7.545-acres adjoining Waters of Milan Subdivision Section 3 (Parcel # 10-09-10-900-164.000-030 and 10-09-10-900-163.000-030)
Applicant/Owners: J & J Development Company LLC

Mr. Jason Copperwaite, 301 E. Chestnut St Corydon IN, and Ronald Culler, 2123 Veterans Parkway, Jeffersonville IN presented the request with Mr. Copperwaite indicating the request would create 24 single family lots served by a new county road and would include future access to and adjoining property to the south. He also indicated that construction traffic will be routed through the Waters of Milan subdivision. Mr. Culler also added that the developer had no intention to use the private drive discussed in the last docket and indicated that the restrictive covenants for this plat will include a prohibition on the use of this drive by future residents. He also offered to install a no construction traffic sign adjacent to the private drive entrance if a landowner adjoining the private drive grant permission to do so.

Mr. Wise then read the names of property owners send notice on this request.

Azmi Draw, 10204 Worthington Ln. Prospect KY, Requested roadway access to his property for future development.

Mr. Copperwaite explained to the commission that this development is currently providing access to the property to the south and access to the Draw property could be granted when the Meyer property is developed in the future.

Mr. Nachand then explained to the commission that during the review of these proposals the staff is required to inform the applicant of any deficiencies and providing future access to the Meyer property is all that was required.

Ms. Joy Scharrer, 4719 Venice Way, Sellersburg IN, expressed concerns regarding the number of proposed lots and requested the total number be reduced.

Arther Craig, 109 Finn Bridge ct. Sellersburg IN, expressed concern about traffic on private drive exceeding the speed limit.

Mr. James Tyler, 111 Finn Bridge Ct. Sellersburg IN, expressed his opinion that if docket PC2025-07 had not been approved there would not be any issues.

Mr. Draw then requested that utility easements be extended to his property to assist future development.

Mr. Copperwaite indicated that a utility easement serving Mr. Draws property currently exists in previous platted section of the Waters of Millan.

Mr. Daniel Golembeski, 115 Finn Bridge Ct. Sellersburg IN questioned how use of the private drive by individual that do not have permission would be enforced.

Mr. Nachand indicated such use would be a private trespassing issue that may be enforced by the Sheriff.

There being no further comments Mr. Fox made a motion to approved the request which was seconded by Mr. Weddington and unanimously passed.

- d. PC2025-PC1: Amendment of the Clark County Unified Development Ordinance - Amendments be will considered that would Amend Chapter 3: Site Development Standards (B) Development Standards for Specific Site Conditions Number 2. BUFFERYARD STANDARDS. Table 1 by removing fencing and berms requirements along roadways, Amend Chapter 3: Site Development Standards (B) Development Standards for Specific Site Conditions Number 3. DRIVEWAY STANDARDS by increasing permitted width of residential driveways to thirty (30) feet., Amend Chapter 3: Site Development Standards (B) Development Standards for Specific Site Conditions Number 7. SIGN STANDARDS(c)(iv) Permitted Signs in AI, B1, B2, B3, M1, M2, and M3. Table (additional Standards) by deleting restriction on illuminated wall signs and Amend Chapter 4 Use and Development Standards section B 5 Battery Energy Storage Systems Tier 2 by adding a setback distance waiver between such use and a residential structure.**
- This Docket initiated by the Clark County Plan Commission**

Mr. Wise presented the request by describing the proposed amendments as follows:

1. Amend Chapter 3: Site Development Standards (B) Development Standards for Specific Site Conditions Number 2. BUFFERYARD STANDARDS. Table 1: BUFFERYARD REQUIREMENTS by adding a foot note as follows:

NOTE- Fence, wall and berms specified in Table 2 shall not be required within bufferyards located between the front and/or side of a primary structure and public road.

Mr. wise explained that the current bufferyard requirements require a fence and/or berm along roadways when a commercial or industrial use is across the street from residential zones and

according to the consultant that assisted in the preparation of the UDO, this requirement is typically waived adjacent to roadways.

After a brief discussion Mr. Weddington then motioned to rescind this amendment to permit further study which was seconded by Mr. Fox and unanimously passed.

2. Amend Chapter 3: Site Development Standards (B) Development Standards for Specific Site Conditions Number 3. DRIVEWAY STANDARDS(c)iii by deleting the current wording:

iii. Residential driveways serving one (1) dwelling unit do not have a minimum pavement width but pavement cannot be more than twenty (20) feet in width at roadway.

And replacing with the following,

iii. Residential driveways serving one (1) dwelling unit do not have a minimum pavement width but pavement cannot be more than thirty (30) feet in width at roadway.

Mr. Wise explained that the office has observed that residential driveways in several subdivisions exceed the current 20 ft maximum width and developers have expressed an interest in an increase of this standard. He also indicated that the proposed increase in width to 30 ft. was supported by the County Engineer and would help reduce the occurrence of on street parking within new developments.

After a brief discussion, Mrs. Sellers then opened the floor for public comments and no one spoke in support or opposition of the amendment.

The being no further comments Mr. Weddington motioned to forward the item to the commissioners with a favorable recommendation which was seconded by Mr. Fox and unanimously passed.

3. Amend Chapter 3: Site Development Standards (B) Development Standards for Specific Site Conditions Number 7. SIGN STANDARDS. (c)(iv) Permitted Signs in AI, B1, B2, B3, M1, M2, and M3. Table (additional Standards) by deleting

Wall: No illumination.

Mr. Wise explained that the current UDO prohibits illuminated wall signs in commercial and industrial zones and new business are required to seek a variance for signage that is permitted by right in a majority of jurisdictions. He further explained that the Board of

Zoning Appeals currently two such variance requests scheduled for hearing in March and a third likely in April.

Mrs. Sellers then opened the floor for public comments and no one spoke in support of opposition to this item.

After a brief discussion regarding the types of illumination and the permissibility of illuminated freestanding signs, Mr. Weddington made a motion to modify the proposed change from deleting the passage to replace the passage with the following:

Wall: Internal-illumination

Which was seconded by Mr. Spencer and unanimously passed. (Items 2 and 3 Resolution 2025-05)

4. Amend Chapter 4 Use and Development Standards section B 5 Battery Energy Storage Systems Tier 2(b)(i) by deleting the current wording which reads,

- i. Tier 2 Battery Energy Storage System within an M1 or M2 zoning district may not be located less than thirteen hundred and twenty (1,320) feet from a residential structure.

And replacing with the following,

- i. Tier 2 Battery Energy Storage System within an M1 or M2 zoning district may not be located less than thirteen hundred and twenty (1,320) feet from a residential structure, unless waived upon a written, recorded, mutual agreement of all property owner(s) within such affected area.

Mr. Wise explained the request indicating that the proposed amendment would permit a reduction in the setback between a residence and a battery energy storage facility when the effected property owners record a written waiver of the requirement which is similar to waivers permitted for commercial solar energy projects.

Mrs. Sellers then opened the floor for public comments.

Mr. Ian Evans, 11801 Domain Blvd, Suite 450 Austin, TX, expressed his support for the amendment indicating he represented Aypa Power and the proposed amendment would permit a future project to proceed without the need for a variance. He also requested that the 1320 ft. distance be reduced to 1,250 ft. and verification that the current setback from a residence is measured from the dwelling to the facility and not the facility property line.

Mr. Wise then confirmed that the current setback is measured from the dwelling to the boundary of improvements on the battery storage facility property.

There being no further comments the public hearing was closed and Mr. Fox made a motion to forward the amendment with a favorable recommendation which was seconded by Mr. Weddington and unanimously passed. (Resolution 2025-6)

4. Reports, Resolutions, and Communications:

- a. Legal council Report- none.
- b. Planning Report- Mr. Wise informed the commission that two permit applications were purchased for property outside of the commissions jurisdiction and in order to process a refund of both the permit fee and credit card processing fees action by the commission is required. He also indicated that the permitting website has been updated to indicate that processing fees are non-refundable as recommended by the State Board of Accounts. After a brief discussion Mr. Spencer made a motion to approved the refund of the permit fee and processing fee for the two (2) permits and to adopt the policy that processing fees shall be non-refundable in the future which was seconded Mr. Weddington and unanimously passed.


5. Approval of the prior minutes from the February 12, 2025 meeting- Mr. Spencer motioned to adopt the minutes as written which was seconded by Mr. Weddington and unanimously passed.

6. Adjournment- Mr. Fox made a motion to adjourn at 6:45 pm which was seconded by Mr. Weddington and unanimously passed.

MINUTES ADOPTED THIS 9 DAY OF APRIL, 2025



Larry Brison, President



Eric Wise Director



CLARK
INDIANA
CLARK COUNTY PLAN COMMISSION
April 9, 2025

The Clark County Plan Commission met in regular session on Wednesday, April 9, 2025 starting at 5:00 p.m. in the Clark County Government Center, 300 Corporate Drive, Room 103, Jeffersonville Indiana 47130.

The following Board members were present: Connie Sellers, Guy Guernsey, Larry Brison, Chris Fox, Brad Spencer and David Trotter.

The following Board members were absent: Erin Cassady, Brad Weddington, and David Ruckman,

The following staff were present: David Nachand, Stacy Gettings, and Eric Wise

The following appeared on the Plan Commission Agenda:

1. **Call to order-** Mr. Brison called the meeting to order at 5:00 p.m.
2. **Announcement of Meeting Rules;** Mr. Nachand explained the rules regarding public comment.
3. **Public Hearings;**
 - a. **PC 2025-08 -** Request for a change of zone from B2(General Business) to R2(Medium Density Residential) for .21-acres located on the west side of N. Francke Rd., Henryville, IN. (parcel # 10-06-26-900-124.000-027)
Applicant/Owner Arland and Cherrie Caffee

Mr. Arland Caffee, 301 N. Francke Rd Henryville IN, presented the request indicating that he intended to develop the property for a home. He further indicated that the property adjoins a cemetery as well as single family and apartments.

Mr. Wise then read the list of property owners that were mailed public notice.

There being no comments heard Mr. Brison opened the floor from comments from other individuals.

Bret Smitson, 818 County Line Rd Underwood IN, indicated his involvement with the county cemetery commission and expressed his concern that several unmarked graves may be located on the property and wanted to make sure that the Indiana Department of Natural resources were contacted prior to development of the lot.

Nancy Hemphill, 512 N. Franke Rd Henryville IN, expressed concerns about possible unmarked graves and destruction of the viewshed of the cemetery and provided details regarding the cemetery development plan required by INDNR when development is proposed within 100 ft of a cemetery.

David Abbott, 1402 Charlestown Memphis Rd Charlestown IN distributed copies of the state cemetery development plan requirements and expressed his desire to ensure that such a plan is developed prior to work taking place on the property.

Willie Stoffregen, 209 N. Francke Rd, Henryville IN indicated he has relatives buried in the cemetery and would hate to see the site disturbed.

Jacob Domalewski 1741 Ekin Ave. New Albany IN indicated his involvement with cemetery restoration and expressed his concern that the applicant will not have the funds necessary to relocate gravesite if any are encountered.

Angela Zollman, 13117 New Market Rd Marysville indicated that she has relatives buried in the cemetery and opposed any development on the property.

Debbie Glass, 7839 Hwy 150 Greenville IN has relatives in the cemetery and expressed interest in clear access to the cemetery.

John Ragusa, 330 N. Francke Rd Henryville IN, expressed concern about unmarked graves.

Mr. Nachand then reminded the commission that the Plan Commission has no jurisdiction regarding cemeteries.

Mr. Wise informed the Commission that in light of the possible impacts to the cemetery, a cemetery development plan approved by IDNR will be required prior to issuance of any building permits.

Mr. Trotter then made a motion to forward the request to the Board of Commissioners with a favorable recommendation with the condition that no permits will be issued until a cemetery development plan is approved by the Indianan Department of Natural Resources which was seconded by Mr. Fox and passed unanimously.

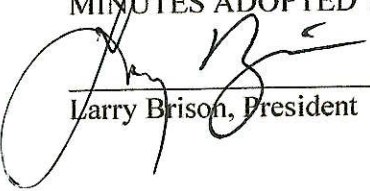
4. Reports, Resolutions, and Communications:

- a. Legal council Report- Mr. Nachand announced his planned retirement and resignation from his position as Plan Commission attorney. He also extended an invitation to assist in the interview process for his replacement.

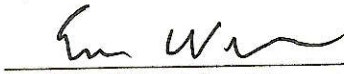
Mrs. Sellers then solicited the board for volunteers to conduct interviews which resulted in Mr. Ruckman, Mr. Brison and Mr. Fox being assigned this duty.

- b. Planning Report- Mr. Wise informed the commission that permits fees collected in March were higher than the previous years and reported no issued with processing payments through the department checking acct rather than through the treasures acct.
5. **Approval of the prior minutes from the March 12, 2025 meeting-** Mr. Spencer motioned to adopt the minutes as written which was seconded by Mrs. Sellers and unanimously passed.
6. **Adjournment-** Mrs. Sellers made a motion to adjourn at 5:50 pm which was seconded by Mr. Guernsey and unanimously passed.

MINUTES ADOPTED THIS 14th DAY OF MAY, 2025



Larry Brison, President



Eric Wise Director



CLARK COUNTY PLAN COMMISSION
Executive Session
May 14, 2025

The Clark County Plan Commission met in executive Session on Wednesday, May 14, 2025 starting at 4:30 p.m. in the Clark County Government Center, 300 Corporate Drive, Room 103, Jeffersonville Indiana 47130.

The following Board members were present: Connie Sellers, Brad Weddington, Larry Brison, Chris Fox, , Mark Cassady, David Ruckman David Trotter and Brad Spencer.

The following Board members were absent: Guy Guernsey.

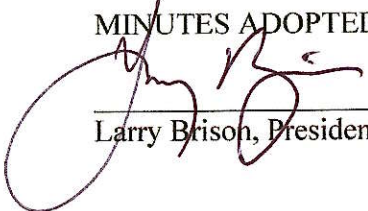
The following staff and applicant were present: Chris King, Stacy Gettings, and Eric Wise

Mr. Brison called the meeting to order.

The Commission members then discussed the selection of a new legal counsel for the board. No motions or actions were taken.

Mrs., Sellers then motioned to adjourn at 4:50 pm which was seconded by Mr. Trotter and unanimously passed.

MINUTES ADOPTED THIS 11th DAY OF JUNE, 2025



Larry Brison, President



Eric Wise Director



CLARK COUNTY PLAN COMMISSION

May 14, 2025

The Clark County Plan Commission met in regular session on Wednesday, May 14, 2025 starting at 5:00 p.m. in the Clark County Government Center, 300 Corporate Drive, Room 103, Jeffersonville Indiana 47130.

The following Board members were present: Connie Sellers, Brad Weddington, Larry Brison, Chris Fox, Brad Spencer, Mark Cassady, David Ruckman and David Trotter.

The following Board members were absent: Guy Guernsey

The following staff were present: Chris King, Stacy Gettings, and Eric Wise

The following appeared on the Plan Commission Agenda:

1. **Call to order-** Mr. Brison called the meeting to order at 5:00 p.m.
2. **Selection of new Legal Counsel-** Mr. Brison noted that the staff has recommended that Christopher King be selected to replace David Nachand as legal counsel for the commission and opened the floor for comments and/or motion. After a brief discussion regarding Mr. Kings qualifications Mr. Ruckman made a motion to enter into a contract with Mr. King which was seconded by Mr. Trotter and unanimously passed. Mr. Brison then signed the legal services contract and Mr. King took a seat at the table.
3. **Announcement of Meeting Rules;** Since no one from the public was present the reading of rules did not occur.
4. **Public Hearings;**
 - a. **PC 2025-12 -** Request for a change of zone from B1(Neighborhood Business) to R2(Medium Density Residential) for .5-acres located on the north side of Mt. Zion Rd between Officers Ln. and Robyn Ave. (parcel #10-06-25-400-153.000-027)
Applicant/Owner Ridge Anthony Wilson

Mr. Wise informed the board that the applicant was not present. He then suggested that the commission consider taking action on the request without a presentation by the applicant

since the requested residential zoning is more consistent with surrounding development than the current commercial designation and proceeded to display maps showing the types of development surrounding the property.

Mr. Brison then open the floor for public comment despite there being no one from the public present.

Mrs. Sellers then made a motion to forward the request to the Board of Commissioners with a favorable recommendation which was seconded by Mr. Trotter and unanimously passed.

5. Reports, Resolutions, and Communications:

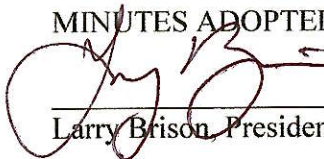
a. Legal council Report- no report was given.

b. Planning Report- Mr. Wise informed the commission that efforts to issue permits for repair of flood damage homes was progressing and the review period by the department of natural resources seemed to be longer than expected. He also indicated that as the permit requests are adjusted to meet the needs of the State the processing time should be reduced.


6. Approval of the prior minutes from the April 9, 2025 meeting- Mr. Fox motioned to adopt the minutes as written which was seconded by Mrs. Ruckman and unanimously passed.

7. Adjournment- Mr. Weddington made a motion to adjourn at 5:10 pm which was seconded by Mr. Fox and unanimously passed.

MINUTES ADOPTED THIS 11th DAY OF JUNE, 2025



Larry Brison, President



Eric Wise Director



CLARK COUNTY PLAN COMMISSION

June 11, 2025

The Clark County Plan Commission met in regular session on Wednesday, June 11, 2025 starting at 5:00 p.m. in the Clark County Government Center, 300 Corporate Drive, Room 103, Jeffersonville Indiana 47130.

The following Board members were present: Connie Sellers, Brad Weddington, Larry Brison, Chris Fox, Brad Spencer, Mark Cassady, and Guy Guernsey.

The following Board members were absent: David Ruckman and David Trotter

The following staff were present: Chris King, Stacy Gettings, and Eric Wise

The following appeared on the Plan Commission Agenda:

1. **Call to order-** Mr. Brison called the meeting to order at 5:00 p.m.
2. **Announcement of Meeting Rules;** Mr. King read the meeting rules.
3. **Public Hearings;**
 - a. **PC 2025-15:** Request for a change of zone from B3(Highway Business) to R2(Medium Density Residential) for +-6-acres located on the south side of W. Water St. (Hwy 60) between W. Main St and Everage Rd (1566 & 1564 W. Water St. Borden IN-(parcel# 10-16-03-300-014.000-036 and part of # 10-16-03-300-117.000-036) **Applicant/Owner:** David Mefford and Rebecca Mefford

Mr. and Mrs. Mefford presented the request indicating they wished to have a portion of their property zoned residential in preparation to sell the two residences located on the property. It was also indicated that the balance would remain commercial and water and sewer service is available.

Mr. Wise informed the Board that since the property is located within the Town of Borden a letter from the Town Board was requested regarding this docket and it was their recommendation that the request be approved.

There being no members of the general public present Mr. Brison then asked for a motion on this request.

Mr. Spencer then motioned to adopt resolution 2025-09 with a favorable recommendation which was seconded by Mrs. Sellers and unanimously passed.

4. Reports, Resolutions, and Communications:

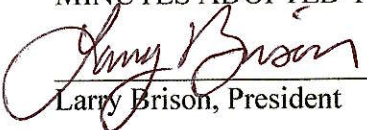
- a. Legal council Report- no report was given.
- b. **Planning Report-** Mr. Wise made a recommendation to the Board to consider amendments to the UDO that would remove the utility standards within each zoning district. He further explained that in many cases such standards prevent the use of septic systems that would otherwise be permitted by state and local health rules and unnecessarily force property owners to make application for a variance which would be difficult for the BZA to deny. After a brief discussion it was the consensus of the member that the staff prepare and advertise the recommended amendment.

Mr. Wise then described the UDOs treatment of outdoor storage within commercial and industrial zones and inquired if the current provisions regarding screening were providing the desired results. After a brief discussion it was recommended that the staff research possible amendment and deliver a report at a later meeting.

Mr., Wise then explained that the Solar Energy System requirements created in 2023 established an annual operating permit for this type of use however no fee was adopted. It was then recommended that a fee of \$500 be established. After a brief discussion it was the consensus of the members present that a fee of \$500 would be adequate to cover staff time to review and inspect such a facility and instructed the staff to prepare and advertise the proposed fee for hearing at the July 9, 2025 meeting.

5. **Approval of the prior minutes from the May 14, 2025 executive session and regular meeting-** Mr. Fox motioned to adopt the minutes as written which was seconded by Mr. Weddington and unanimously passed.
6. **Adjournment-** Mr. Fox made a motion to adjourn at 5:40 pm which was seconded by Mr. Guernsey and unanimously passed.

MINUTES ADOPTED THIS 9 DAY OF JULE, 2025


Larry Brison, President


Eric Wise Director



CLARK COUNTY PLAN COMMISSION

July 9, 2025

The Clark County Plan Commission met in regular session on Wednesday, July 9, 2025 starting at 5:00 p.m. in the Clark County Government Center, 300 Corporate Drive, Room 103, Jeffersonville Indiana 47130.

The following Board members were present: Connie Sellers, David Trotter, Larry Brison, Chris Fox, Brad Spencer, Mark Cassady, and Guy Guernsey.

The following Board members were absent: David Ruckman and Brad Weddington.

The following staff were present: Chris King, Stacy Gettings, and Eric Wise

The following appeared on the Plan Commission Agenda:

1. **Call to order-** Mr. Brison called the meeting to order at 5:00 p.m.
2. **Announcement of Meeting Rules;** Mr. King read the meeting rules.
3. **Public Hearings;**
 - a. **PC25-05:** Request for a Conservation Subdivision for property located on the south side of Crone Rd and the east side of Columbus Mann Rd. (Parcel # 10-10-20-100-144.000-032) Applicant: Columbus Mann Development LLC Owner: Richard E. & Donna S. Dreyer

Mr. John Kraft, attorney, 126 W. Spring St, New Albany IN, and Jason Copperwaite, 301 E. Chestnut St. Corydon IN, presented the request by summarizing the requirements for a conservation subdivision and the plats compliance with standards for entrances, common areas, lot sizes and the fact that the no proposed homesite will share a boundary with a parcel outside of the subdivision. Mr. Copperwaite also indicated the common areas will be owned by a home owners association.

Mr. Trotter, inquired about the floodplains and maintenance of common areas.

Mr. Copperwaite indicated that maintenance would consist of mowing twice a year and the floodplains would be regulated by the local floodplain regulations.

Mr. Guernsey inquired about the planned phasing of the development and ability of roads to handle increased traffic.

Mr. Copperwaite indicated the project will be developed in phases.

Mrs. Sellers indicated that improvement of existing county roads would be addressed as issues arise.

Mr. Wise indicated that roadway improvements that may be required as part of the plat would be limited to entrance design and existing road frontage adjoining the plat.

Mr. Brison then opened the floor for public comment.

Mr. Wise read the list of adjoining property owners.

Mr. George Windell, 1913 Ebenezer Church Rd, Memphis IN- distributed a document to each member and expressed concerns that the density is being increased without a change of zone or drainage study and the conservation rules make zoning meaningless.

Cara Kennedy, 11370, E, Blue River Rd, Pekin IN, spoke on behalf of Lowell Powell, 14043 Columbus Mann Rd Memphis IN, indicating their opposition to the request indicating that the plat does not meet the definition of a conservation subdivision, common areas are scattered rather than consolidated.

Vanessa Kinchius, 1419 Ebenezer Church Rd, Memphis IN, expressed his opposition to the request referencing lots being located in creeks, and concern about increased runoff.

There being no additional comment from adjoining property owners Mr. Brison opened the floor for comments from others in attendance.

Mark Leanhart 1307 Harvest Ridge Blvd, Memphis IN expresses his opposition to the request indicating that taxes generated from the development will not support needed road improvements need to serve existing or any increased traffic.

Rita Johnson, 2905 Crone Rd. Borden IN, expressed concerns regarding Ems/fire protection, schools and roads being able to serve the development

Scott Beler, 1210 Ebenezer Church Rd Memphis IN expressed his opposition referencing increased traffic and safety of roads.

Nicky Wilson, 1306 Weaver Rd Memphis IN expressed her concerns about water quality for horses being impacted and increased traffic.

There being no additional public comments the hearing was closed.

In response to a question by Mr. Guernsey, Mrs. Sellers provided a brief overview of possible improvements to Crone Rd.

Mrs. Sellers expressed concern about drainage but acknowledge the drainage board will be responsible for addressing this issue.

Mrs. Sellers inquired about the ability of the Commissioner to consider traffic in the area.

Mr. King indicated the UDO do not have any standards regarding existing traffic which prevents consideration of this aspect as part of the decision on this request.

After a general discussion between the members and applicant regarding planned improvements to existing roads, method sewers will be extended, phasing of the project and amount of fill that will be necessary Mr. Brison indicated his interest in additional time to review the information presented.

Mr. Fox then made a motion to table the docket to the August 13, 2025 meeting which was seconded by Mrs. Sellers and passed on a vote of 5 in favor and 1 opposed (Trotter)

b. PC25-07: Amendment of the Clark County Unified Development Ordinance -
Amendments will considered which will amend Chapter 2 ZONING DISTRICTS by deleting "Utility Standards" from the Development standards tables of all zoning districts.

Mr. Wise explained the amendment indicating that the requirements regarding the type of water or waste disposal methods necessary to develop property in each zoning district in many cases requires property owners to secure a variance despite the fact that use of a septic system is approved and sewer service does not exist. He also indicated that such determinations are typically made by the State and/or Local Health departments and having such requirements in the UDO has been deemed excessive and therefore recommended for removal.

No public comments were received.

Mr. Trotter then motioned to forward the amendment to the Board of Commissioners with a favorable recommendation which was seconded by Mr. Guernsey (resolution 2025-10)

a. PC25-08: Amendment of the Clark County Plan Commission Fee Schedule-
Amendment of the fee schedule will include the addition of a fee for an annual commercial solar energy system permit as follows:

Annual Commercial Solar Energy System Permit- \$500.

Mr. wise explained the item indicating that during the drafting of the commercial solar energy system regulations an annual permit was created however a fee for this permit was not

established. He further explained that based on the types of inspections involved with such a permit, a fee in the amount of \$500 is proposed for addition to the fee schedule.

No public comments were made.

Mr. Trotter then motioned to forward the amendment to the Board of Commissioners with a favorable recommendation which was seconded by Mr. Fox and unanimously passed (resolution 2025-11)

4. Reports, Resolutions, and Communications:

- a. Legal council Report- no report was given.
- b. **Planning Report**- no report was given

5. Approval of the prior minutes from the June 11, 2025 regular meeting- Mrs. Sellers motioned to adopt the minutes as written which was seconded by Mr. Guernsey and unanimously passed.

6. Adjournment- Mr. Fox made a motion to adjourn at 6:45 pm which was seconded by Mrs. Sellers and unanimously passed.

MINUTES ADOPTED THIS 13 DAY OF AUGUST, 2025


Larry Brison, President


Eric Wise Director

Benjamin Glozier, Vice



CLARK COUNTY PLAN COMMISSION

August 13, 2025

The Clark County Plan Commission met in regular session on Wednesday, August 13, 2025 starting at 5:00 p.m. in the Clark County Government Center, 300 Corporate Drive, Room 103, Jeffersonville Indiana 47130.

The following Board members were present: Bryan Glover, David Ruckman, Chris Fox, Brad Weddington, and Mark Cassady.

The following Board members were absent: David Trotter, Guy Guernsey, Larry Brison and Brad Spencer.

The following staff were present: Chris King, Stacy Gettings, and Eric Wise

The following appeared on the Plan Commission Agenda:

1. **Call to order-** Mr. King called the meeting to order at 5:00 p.m. due to the absence of the President and lack of Vice President he then solicited a motion to elect a Vice President to replace Connie Sellers who is no longer a member of the Commission. Mr. Fox then motioned to elect Bryan Glover as vice president which was seconded by Mr. Ruckman and passed unanimously.
2. **Announcement of Meeting Rules;** Mr. King read the meeting rules.
3. **Item to be tabled per request by applicant;**
 - a. **PC25-13:** Preliminary plat amendment- an amendment to the preliminary plat known as Walnut Creek, located on the south side of Charlestown Memphis Rd approximately 1,800 ft west of Saddleback Dr. (Parcel #s10-03-15-300-009.000-003, 10-03-13-500-179.000-003, 10-03-13-500-178.000-003, and 10-03-13-500-209.000-003. Applicant/Owner: Woodstream Development LLC

Mr. Fox motioned to table the request until the September 10, 2025 meeting which was seconded by Mr. Weddington and unanimously passed.
4. **Item tabled from previous meeting:**

- a. **PC25-05:** Request for a Conservation Subdivision for property located on the south side of Crone Rd and the east side of Columbus Mann Rd. (Parcel # 10-10-20-100-144.000-032) Applicant: Columbus Mann Development LLC Owner: Richard E. & Donna S. Dreyer

Mr. Wise, informed the board that this item was tabled to allow members to review all information presented. He also indicated that the plat had been modified to address a concern mentioned at the last meeting regarding one common area that was less than 20 feet in width. He also clarified that not all of the common area indicated will be preserved as open space and those portions not required to meet the conservation subdivision standards may be improved for neighborhood type facilities.

Mr. King then indicated that the staff had received written comments regarding the request from a third party that was not distributed to the Board and offered the applicant the opportunity to address the concerns.

Mr. John Kraft, 126 W. Spring St, New Albany IN, disputed the information submitted and expressed his opinion that the plat meets the requirements of the ordinance and as such should be approved.

Mr. Cassidy inquired if the conservation easement had been drafted and the planned use of the open space

Mr. Kraft indicated that the restrictive covenants were submitted at the last meeting.

Jason Copperwaite, 301 E. Chestnut St. Corydon IN, indicated the open space would be primarily left in a natural condition and common areas could be developed for subdivision amenities such as a club house.

There being no further questions Mr. Weddington the motioned to adopt the findings of fact as prepared by staff and approve the request as presented which was seconded by Mr. Ruckman which passed unanimously (5-0).

- b. **PC2025-11:** Change of Zone from R2(Medium Density Residential) to M1 (Light Industry) for 26.87-acres located on Fulton Dr., Vienna Rd and Edgewood Dr. (parcel# 10-03-15-500-027.000-003, 10-03-15-500-095.000-003 and part of # 10-03-15-500-033.000-003) Applicant/Owner: KGF Building LLC

Austen Dockens, 5565 Limestone Creek Dr. Charlestown IN and Isaiah Fritzing, 20830 Kemp Rd, Charlestown IN presented the request by summarizing the plans to establish and construction office and internet resale operation on the property. It was also indicated that the M1 zoning is the least intensive zone that would permit all planned activities which would have less impact than the 200 plus homes that the current R2 would permit.

Mr. Weddington inquired about the types of uses that would be permitted in M1.

Mr. Wise summarized the primary differences between the existing and requested zone.

Mr. Fox inquired about the planned area to be developed.

Mr. Docken indicated they planned for at least 25,000 sq. ft. of office and warehouse space.

After a brief discussion regarding written commitments the floor was opened for public comments.

Mr. Todd Zeen 2103 Fulton Dr. expressed concern regarding possible use of Fulton Dr. for commercial purposes and lack of sewer service. He also felt that the access road should be built prior to the start of building construction.

There being no further comments Mr. Weddington motioned to table the request until the next meeting which was seconded by Mr. Fox which passed unanimously.

- c. **PC25-11: Partial Plat Vacation-** Lots 1-4 of Stone Creek Commerce Park Planned Unit Development Section 1 including all applicable protective covenants. Parcel #s 10-09-11-100-175.000-030, 10-09-11-100-174.000-030, 10-09-11-100-173.000-030 and 10-09-11-100-192.000-030.
Applicant/Owner: Lightup Studios, LLC

Mr. Greg Fifer, 2314 Turnberry Dr. Jeffersonville IN Chase Blakeman 1000 Bell Ln New Albany IN presented the request explained the history of the Stone Creek Commerce Park and the development that has occurred and the determination that the original Planned Unit Development (PUD) was not properly approved by the county. To correct this issue, it is proposed that the proposed vacation be approved which will permit processing a new PUD for the property.

No public comments were made.

Mr. Fox then motioned to adopt the findings of fact and approve the requested vacation which was seconded by Mr. Weddington and unanimously passed.

- d. **PC25-12: Change of Zone** from PUD to PUD for Lots 1-4 of Stone Creek Commerce Park Planned Unit Development Section 1. Parcel #s 10-09-11-100-175.000-030, 10-09-11-100-174.000-030, 10-09-11-100-173.000-030 and 10-09-11-100-192.000-030.
Applicant/Owner: Lightup Studios, LLC

Mr. Fifer, presented the request describing the proposed PUD to be established for the property discussed in the previous docket.

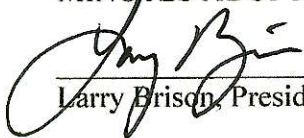
After a brief discussion regarding possible conflict with local airport zoning the floor was opened for public comment.

There being no public comments heard Mr. Ruckman made a motion to forward the request to the Board of commissioners with a favorable recommendation which was seconded by Mr. Weddington and passed unanimously.

4. Reports, Resolutions, and Communications:

- a. Legal council Report- no report was given.
 - b. **Planning Report-** Mr. Wise reviewed suggested amendments to the UDO regarding development of Helipads when associated with hospitals, fire stations and other governmental uses as well as the removal of the provisions allowing conservation subdivisions. After a brief discussion it was the consensus of the members present that the staff should prepare specific amends for these items and schedule the changes for public hearing on September 10, 2025.
5. **Approval of the prior minutes from the July 9, 2025 regular meeting-** Mr. Fox motioned to adopt the minutes as written which was seconded by Mr. Cassidy and unanimously passed.
6. **Adjournment-** Mr. Weddington made a motion to adjourn at 6:25 pm which was seconded by Mr. Fox and unanimously passed.

MINUTES ADOPTED THIS 10th DAY OF SEPTEMBER, 2025



Larry Brisson, President



Eric Wise Director



CLARK COUNTY PLAN COMMISSION

September 10, 2025

The Clark County Plan Commission met in regular session on Wednesday, September 10, 2025 starting at 5:00 p.m. in the Clark County Government Center, 300 Corporate Drive, Room 103, Jeffersonville Indiana 47130.

The following Board members were present: Bryan Glover, David Ruckman, Guy Guernsey, Larry Brison, Chris Fox, Brad Weddington, and Brad Spencer.

The following Board members were absent: David Trotter, and Mark Cassidy.

The following staff were present: Chris King, Stacy Gettings, and Eric Wise

The following appeared on the Plan Commission Agenda:

1. **Call to order-** Mr. Brison called the meeting to order at 5:00 p.m. and announced that PC25-13 had been withdrawn and a public hearing will not be held on that item.
2. **Announcement of Meeting Rules;** Mr. King read the meeting rules.
3. **Item tabled from previous meeting:**
 - a. **PC2025-11:** Change of Zone from R2(Medium Density Residential) to M1 (Light Industry) for 26.87-acres located on Fulton Dr., Vienna Rd and Edgewood Dr. (parcel# 10-03-15-500-027.000-003, 10-03-15-500-095.000-003 and part of # 10-03-15-500-033.000-003) Applicant/Owner: KGF Building LLC

Mr. Wise, informed the board that this item was tabled to allow the applicant to consider submittal of a written commitment regarding the use and development on the property. He also indicated that a copy of the proposed commitment was included in their meeting packet and that it appeared that all of the commissions concerns have been addressed.

Mr. Glove informed the board that he had discussed the request with the Town of Charlestown and that they had no opposition to the request. There being no further discussion Mr. Fox motioned to forward the request with a favorable recommendation with the condition that the written commitments be recorded, which was seconded by Mr. Glover and unanimously passed(resolution 2025-13).

4. Public Hearing Items:

- a. **PC 25-14:** Request for a change of zone from B2(General Business) to AG(General Agriculture) for 105.87-acres located at 17130 Hwy 60, Borden IN (parcel# 10-13-00-600-005.000-035 and # 10-13-00-600-001.000-035)
Applicant/Owner Jack & Heather Fisher

Mr. Jack Fisher presented the request indicating that he was under the impression that the commercial zoning had been removed prior to purchase but later discovered that I had not. Mrs. Fisher indicated that the change was necessary to permit sale of the southern lot for development of a residence.

No public comments were made.

Mr. Gurnsey then motioned to forward the request with a favorable recommendation which was seconded by Mr. Spencer and unanimously passed.

- b. **PC 25-15 - Request for a Minor Plat** for property located on the east side of Railroad St between Washington Way and Silver Plains Trace. (previously 15008 Railroad St, Memphis IN)
Applicant/Owner: Yellow Bridge Creek LLC

Mr. Michael Guthrie, 2019 Ceder Creek Dr. Henryville IN, presented the request describing the proposed 3 lot single family subdivision.

The floor was then opened for public comments.

There being no public comments heard Mr. Glover motioned to adopt the findings of fact and approved the plat as submitted which was seconded by Mr. Fox and unanimously passed.

- c. **PC25-16- A request for a Change of Zone** from M1(Light Industrial District) to M2 (Heavy Industrial District) for approximately 82-acres located on the east side of Interstate 65, north side of Ebenezer Church Rd and west side of Memphis Blue Lick Rd (parcel# 10-10-20-300-084.000-032, and #10-10-20-200-095.000-032)
Applicant: SAB Real Estate, LLC Owner: Greg L. Bagshaw and Beverly A. Bagshaw

Mr. John Kraft, 126 Spring St New Albany IN 47150, presented the request by describing the proposed use of the property for a national guard readiness center which would involve outdoor storage of vehicles and equipment which required M2 zoning. He also indicated the applicant offers a zoning commitment excluding many of the possibly objectional uses that would be permitted in the M2 zone in hopes of calming any concerns about the approval of M2 at this location. He then read a list of additional activities that would not occur as part of the proposed use.

Brigadier General Mike Grundman, also indicated that the use of solar on the property would be strictly for use on the property and will not be for resale.

John Sweet, 507 Ebenezer Church Road Memphis TN, expressed concern about where the facility will be located on the property.

Ronald Ingram, 428 Ebenezer Church Rd Memphis TN, expressed his concerns regarding storage of ammunition and general opposition to any new use on the property.

Jeremy Minton, 13328 Blue Lick Rd Memphis TN, expressed concern about explosives being stored on site, Helicopter noise and possible loss of property along a private drive beside his home.

Mr. Wise indicated that a landscape area including a berm and wall would be required along the rear of Mr. Minton's property.

Scott Beeler, 1210 Ebenezer Church Rd, Memphis TN, expressed concern regarding outdoor lighting, increased truck traffic and industrial fencing.

There being no further public comments General Grundman addressed some of the comments by indicating the use would involve 2-3 helicopter visits per year, all weapons would be stored in a vault, no ammunition would be stored onsite, and major activities would occur one weekend a month and two weeks during the summer.

Mr. Brison inquired if the commitment could be expanded to include no shooting range.

Mr. King indicated that a shooting range is not a permitted use in the M2 zone.

Mr. Glover then made a motion to forward the request with a favorable recommendation with the written commitment which was seconded by Mr. Fox and unanimously passed.

d. PC25-18: Amendment of the Clark County Unified Development Ordinance -

Amendments will be considered which will update the index, modify Chapter 2 ZONING DISTRICTS by adding Helipad as an accessory use to hospital, fire stations and governmental uses in various districts, modify Chapter 5 Subdivision Types and Chapter 7 Subdivision Administration and Procedures by deleting all references and provisions relating to Conservation Subdivisions and Chapter 10 Definitions by adding a new term/definition for HELIPAD and deleting all references relating to conservation subdivisions.

Mr. Wise provided a description of the amendments associated with helipads and removal of conservation provisions from the UDO.

Mr. Brison then read the proposed changes regarding conservation subdivisions.

The floor was then opened for public comments.

Eric Morris, 7117 Old St Rd 3, Otisco TN, representing local home builders in the county, requested the changes be tabled to allow the time for consideration of the changes.

Mr. John Kraft, supported the helipad amendments and opposed changes to the conservation subdivision provisions indicating a need to thoroughly consider the changes before taking action.

Mr. Scott Adams, 3000 Shadow Lake Dr. Charlestown IN, opposed the conservation amendments due to the lack of study that has taken place in preparation of the amendment and the value of having such options in the ordinance.

Mr. Jason Copperwaite, 1000 Bell Ln New Albany IN, expressed his support for conservation subdivisions and is a valuable option that should be kept in the ordinance.

Jeff Corbett, 7412 Salem Knoble Rd Charlestown IN, presented an illustration of a recent conservation subdivision and supported tabling the conservation subdivision changes for further study. He also indicated that the current provisions protect property rights.

Mr. Fox then made a motion to forward the provisions regarding helipads with a favor recommendation and to table the provisions regarding conservation subdivisions as well as form a sub-committee to review the conservation subdivision amendments with interested parties in the community which was seconded by Mr. Ruckman and unanimously passed.

5. Reports, Resolutions, and Communications:

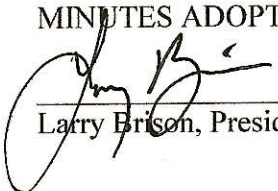
- a. **Legal council Report-** no report was given.
- b. **Planning Report-** none was given.
3. **Approval of the prior minutes from the August 13, 2025 regular meeting-** Mr. Weddington motioned to adopt the minutes as written which was seconded by Mr. Spencer and unanimously passed.

Mr. Brisson then requested volunteers for said committee and Mr. Fox and Mr. Ruckman indicated a willingness to serve.


Mr. Wise then suggested that the PC committee members meet to discuss the process before beginning discussions with other interested parties.

4. **Adjournment-** Mr. Glover made a motion to adjourn at 6:42 pm which was seconded by Mr. Fox and unanimously passed.

MINUTES ADOPTED THIS 8th DAY OF OCTOBER, 2025



Larry Brisson, President



Eric Wise Director



CLARK COUNTY PLAN COMMISSION

October 8, 2025

The Clark County Plan Commission met in regular session on Wednesday, October 8, 2025 starting at 5:00 p.m. in the Clark County Government Center, 300 Corporate Drive, Room 103, Jeffersonville Indiana 47130.

The following Board members were present: Bryan Glover, David Trotter, Guy Guernsey, Larry Brison, Chris Fox, Brad Weddington, and Brad Spencer.

The following Board members were absent: David Ruckman and Mark Cassady.

The following staff were present: Chris King, Stacy Gettings, and Eric Wise

The following appeared on the Plan Commission Agenda:

1. **Call to order-** Mr. Brison called the meeting to order at 5:00 p.m.
2. **Announcement of Meeting Rules;** Mr. King read the meeting rules.
3. **Public Hearing Item:**
 - a. **PC25-19: Change of Zone from R2 (Medium Density Residential District) to PUD (Planned Unit Development District)** for approximately 9.087-acres located on the southside of the intersection of Hwy 403 and Lincoln Blvd. (parcel# 10-09-11-100-063.000-030)
Applicant: Renaissance Design Build, INC. Owner: Maloney Realty LLC

Mr. Nathan Grimes, 117 South Indiana Ave. Sellersburg IN presented the request indicating the permitted use of the property would be warehousing and storage of fire damaged property of customers whose homes are being repaired by the owners restoration company. He also indicated that operations would occur between 8 a.m. and 5 p.m. and no semi-trucks will be used. He further explained that the submitted site plan and landscape plan represent the extent of permitted development without amending the PUD and that changes to the design would only be made to address drainage board or Highway department requirements during development plan review.

Jerry Mahoney, 5734 Lentzier Trace, Jeffersonville IN, indicated that there will be no chemical or outdoor storage permitted on the property.

The floor was then opened for public comments- none were heard.

There being no further discussion Mr. Trotter made a motion to forward the request to the Board of Commissioners with a favorable recommendation which was seconded by Mr. Weddington and unanimously passed.

4. Reports, Resolutions, and Communications:

- a. **Legal council Report-** Mr. King informed the Commission that an appeal of the decision by the BZA to deny the Brightnight solar special exception has been filed and his office is preparing submittals to defend this decision.
- b. **Planning Report-** Mr. Wise then inquired about the appropriateness of considering a 14 ft. wide manufactured home with a 4 ft. site-built addition satisfying the 18 ft minimum width requirement in several residential districts. After a brief discussion it was the consensus that such construction would not satisfy the intent of this standard.

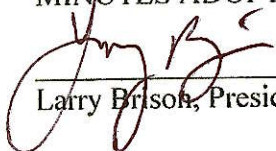
Mr. Wise then presented quotes for the purchase of a new vehicle for office use.

Mr. Fox then informed the Commission that the Council has requested that all large purchases be delayed until the 2026 budget is finalized. After this announcement consideration of the quotes ceased and Mr. Wise was advised to forward the Council a request to authorize the purchase with 2025 funding and/or the inclusion of funds in the 2026 budget to permit this purchase.

5. **Approval of the prior minutes from the September 10, 2025 regular meeting-** Mr. Weddington motioned to adopt the minutes as written which was seconded by Mr. Spencer and unanimously passed.

6. **Adjournment-** Mr. Glover made a motion to adjourn at 6:35 pm which was seconded by Mr. Fox and unanimously passed.

MINUTES ADOPTED THIS 12th DAY OF NOVEMBER, 2025



Larry Brisson, President



Eric Wise Director

MEMO OR RECORD- internet issues resulted in video stream being corrupted and likely not recoverable.



CLARK COUNTY PLAN COMMISSION November 12, 2025

The Clark County Plan Commission met in regular session on Wednesday, November 12, 2025 starting at 5:00 p.m. in the Clark County Government Center, 300 Corporate Drive, Room 103, Jeffersonville Indiana 47130.

The following Board members were present: Bryan Glover, David Trotter, Guy Guernsey, Larry Brison, Chris Fox, Brad Weddington, Brad Spencer, David Ruckman and Mark Cassady.

The following Board members were absent: none

The following staff were present: Chris King, Stacy Gettings, and Eric Wise

The following appeared on the Plan Commission Agenda:

1. **Call to order-** Mr. Brison called the meeting to order at 5:00 p.m.
2. **Announcement of Meeting Rules;** Mr. King read the meeting rules.
3. Public Hearing Item:
 - a. **PC25-22: Change of Zone** from PUD (Planned Unit Development) to PUD (Planned Unit Development) for lots 44A, 45A and part of 46A of the Amended Plat of Stone Creek Commerce Park, Planned Unit Development Section 1. Parcel #s 10-09-11-100-208.000-030 and 10-09-11-100-217.000-030. 8703 Commerce Park Dr. Sellersburg IN 47172.
Applicant/Owner: Russell & Russell, LLC
 - b. **PC25-24: Partial Plat Vacation (vacate drainage easements)-** located on lots 44A, 45A and part of 46A of the Amended Plat of Stone Creek Commerce Park, Planned Unit Development Section 1. Parcel #s 10-09-11-100-208.000-030 and 10-09-11-100-217.000-030. 8703 Commerce Park Dr. Sellersburg IN 47172.
Applicant/Owner: Russell & Russell, LLC

Mr. Joe Russell, 8703 Commerce Park Dr. Sellersburg IN presented both requests which was described as creating a new PUD to replace the existing defective PUD and permit additional development on the property as well as vacating and existing drainage easement under

the existing and proposed buildings as well as vacation of the existing 30 ft. platted building setback line so that the plat restrictions are not in conflict with the exiting building setbacks and proposed PUD.

Mr. Wise added that the applicant has received drainage Board approval and the drainage easements being vacated will be replaced with new easements recorded separately which follow the approved drainage pattern on the parcel.

Mr. Trotter questioned how the existing buildings was constructed within the front setback area.

Mr. Wise indicated that it appeared that the planning staff and inspectors failed to identify the 30 ft building setback when the permit application was approved.

The floor was then opened for public comments- none were heard.

Mr. Weddington then motioned to forward PC25-22 with a favorable recommendation which was seconded by Mr. Spencer and unanimously passed.

Mr. Glover then motioned to adopt the findings of fact for approval of PC25-24 as provided by staff which was seconded by Mr. Trotter and unanimously adopted.

- c. **PC25-23: Change of Zone** from B3 (Highway Business) to R2(Medium Density Residential) for property commonly known as 133 Village Ln, Marysville IN 47141. (parcels 10-07-24-800-001.000-028 and 10-07-24-800-080.000-028)
Applicant/Owner: David Daniel Cline & Stephanie Michelle Cline

Mr. and Mrs. Cline, presented the request by indicating they purchased the property as residential and were unaware until recently that the property was zoned commercial. They also indicated that the R@ was requested to permit sale of the property for residential use.

The floor was then opened for public comment.

Grant Howard, 9014 Stonemour Way, Charlestown IN, spoke in support of the request.

No further comments were heard.

Mr. fox questioned the property tax classification of the property.

Mr. Wise indicated that the assessor does not consider zoning and the property is taxed as residential.

Mr. Trotter made a motion to forward the request to the Board of Commissioners with a favorable recommendation which was seconded by Mr. Fox and unanimously passed.

- c. **PC25-32: Change of Zone from R1(Low Density Residential) and M1(Light Industry) to R2(Medium Density Residential) for property commonly known as Lots 12, 13, 14, 23, 24, 25 and part of outlot 1 of Todd addition to the Town of New Washington (412 Hwy 62, New Washington IN) (parcels 10-12-00-500-165.000-034, 10-12-00-500-150.000-034 and part of 10-12-00-500-173.000-034) Applicant/Owner: Barker Building Inc.**
- d. **PC25-33: Partial Plat Vacation to vacate Lots 12, 13, 14, 23, 24, 25 and part of outlot 1 of Todd addition to the Town of New Washington (412 Hwy 62, New Washington IN) (parcels 10-12-00-500-165.000-034, 10-12-00-500-150.000-034 and part of 10-12-00-500-173.000-034) Applicant/Owner: Barker Building Inc.**

Mr. Jason Copperwaite, 1000 Bell Ln. New Albany IN, presented both requests by indicating the proposed zoning and lot vacations would allow redevelopment of the property for single family residential use similar to the development that has occurred in the area. He also read proposed findings for vacation and indicated that future subdivision of the property would come before the commission for approval.

Mr. Trotter inquired about the use of the 1-acre portion of the outlot being excluded from the request.

Mr. Wise indicated that the acre is developed for a garage and it was the owner's intention to sell the parcel to an adjoining property which is developed for a residence.

Mr. Ruckman inquired about future plans for access along Hwy 62.

Mr. Copperwaite indicated INDOT prefers to limit new roadways on state highways and future access will be addressed during the subdivision plat review.

Mr. Ruckman suggested that the Commissioners be provided a plan for future access when the vacation of right-of- ways are requested.

The floor was then opened for public comment- no was heard.

There being no further discussion Mr. Fox motioned to forward PC25-32 to the commissioners with a favorable recommendation which was seconded by Mr. Glover and unanimously passed.

Mr. Fox the motioned to adopt the findings of fact to approve PC25-33 which was seconded by Mr. Weddinton and unanimously adopted.

4. Reports, Resolutions, and Communications:

Mr. Wise informed the Commission that the funding for a new truck was not approved by the Council.

Mr. Fox indicated that a request for additional appropriation can be request in 2026.

Mr. Wise then suggested that consideration be given to reclassifying cell towers from a special exception to a permitted use in various districts. He also recommended that the current provisions be deleted and replaced with new provisions regarding towers.

Mr. Ruckman questioned the appropriateness of completely replacing the current rules rather than making amendments.

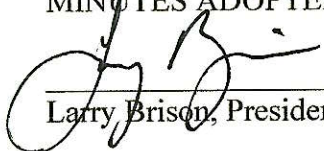
Mr. Wise indicated he would compare the existing and proposed requirements for discussion at the next meeting.


Mr. Wise then suggested revisiting the sign regulations due to numerous variance requests with little opposition by the public or the members of the BZA. He also suggested the Commission review the sample ordinance sent with the staff report and give some thought about possible revisions.

Mr. Wise then suggested reclassification of schools from a special exception use to a permitted use in most zones. After a brief discussion it was recommended that the staff prepare a possible amendment with attention given to making sure the definition of school did not permit development of more intensive uses beyond k-12 public schools.

- a. **Legal council Report-** none was given.
- b. **Planning Report-** Mr. Wise indicated the previous items discussed covered his report.
5. **Approval of the prior minutes from the October 8, 2025 regular meeting-** Mr. Glover motioned to adopt the minutes as written which was seconded by Mr. Weddington and unanimously passed.
6. **Adjournment-** Mr. Guernsey made a motion to adjourn at 6:06 pm which was seconded by Mr. Weddington and unanimously passed.

MINUTES ADOPTED THIS 11th DAY OF DECEMBER, 2025


Larry Brisson, President


Eric Wise Director



CLARK COUNTY PLAN COMMISSION December 10, 2025

The Clark County Plan Commission met in regular session on Wednesday, December 10, 2025 starting at 5:00 p.m. in the Clark County Government Center, 300 Corporate Drive, Room 103, Jeffersonville Indiana 47130.

The following Board members were present: David Trotter, Guy Guernsey, Larry Brison, Chris Fox, Brad Weddington, Brad Spencer, and Mark Cassady.

The following Board members were absent: Bryan Glover and David Ruckman.

The following staff were present: Chris King, Stacy Gettings, and Eric Wise

The following appeared on the Plan Commission Agenda:

1. **Call to order-** Mr. Brison called the meeting to order at 5:00 p.m.
2. **Announcement of Meeting Rules;** Mr. King indicated that since there will be no public hearing items that the reading of the rules will not be necessary.
3. Public Hearing Items:
 - a. **Item must be tabled due to failure of applicant to submit revised plat PC25-34: Major Subdivision with waiver for property located in the 2200 block of Forestry Rd. (parcel# 10-06-26-900-071.000-027). Applicant/Owner: Honaker Homes LLC,**
 - b. **Item must be tabled to January 14, 2026 due to improper public notice PC25-36: Change of Zone from B3(highway Business) to R1(Low-Density Residential) for property located on the west side of the intersection of Marysville Rd and Village LN. (parcel 10-07-24-700-018.000-028). Applicant: Nicholas Basquill-White Owner: Hepler Land Holdings LLC**

Mr. Brison announced that public notice requirements were not met for both dockets scheduled for public hearing and indicated that both must be rescheduled for hearing on January 14, 2026. Mr. Fox then made a motion to table Docket PC25-34 and PC25-36 until the January 14, 2026 meeting which was seconded by Mr. Trotter and unanimously passed.

4. Reports, Resolutions, and Communications:

- a. **Legal council Report-** none was given.
- b. **Planning Report-**

Mr. Wise informed the Commission that changes in state law have preempted the regulation of K-12 schools and suggested amendments to the UDO to permit schools as defined by the state in all zones and establish a new definition for trade schools and specify specific zones for such schools.

Mr. King suggested that trade type schools be considered for development in commercial and industrial zones.

After a brief discussion Mr. Wise indicated that an amendment would be presented at the next meeting so that a public hearing could be scheduled.

Mr. Wise then briefly discussed suggested revisions to existing cell tower regulations and indicated item will be presented for final revisions at the next meeting.

Mr. Wise then suggested consideration be given to adding personal solar energy as a permitted accessory use in all zones. Hearing no objections he indicated that a proposed amendment would be prepared to permit scheduling of a public hearing.

Mr. Wise then informed the board that a review of member terms has resulted in the need for the Board of Commissioners to make adjustments to several members terms and that once corrections have been made the effected members would be notified.

Mr. Wise then provided an overview of the subdivision ordinance provisions regarding provision of fire hydrants and solicited the boards comments regarding the intent of the provision that are currently in place.

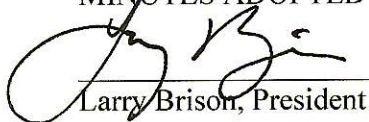
After a brief discussion of the issues involved with this requirement the matter was taken under advisement.

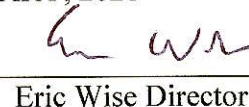
- 5. **Approval of the prior minutes from the November 12, 2025 regular meeting-** Mr. Weddington motioned to adopt the minutes as written which was seconded by Mr. Guernsey and unanimously passed.

Mr. Wise then reminded the Board that the 2026 meeting dates required official adoption. Mr. Fox then motioned to approve the schedule as presented which was seconded by Mr. Weddington and unanimously passed.

- 6. **Adjournment-** Mr. Weddington made a motion to adjourn at 5:50 pm which was seconded by Mr. Spencer and unanimously passed.

MINUTES ADOPTED THIS 14th DAY OF JANUARY, 2026


Larry Brison, President


Eric Wise Director

