



CLARK COUNTY PLAN COMMISSION January 14, 2026

The Clark County Plan Commission met in regular session on Wednesday, January 14, 2026 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, , Brad Weddington, Brad Spencer, Bryan Glover, David Ruckman and Mark Cassady.

The following Board members were absent: Chris Fox

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 rules of procedure.
3. Public Hearing Items:
 - a. **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

Mr. Joshua Kast, 105 Declaration Dr. Louisville KY, presented the request indicating the proposed plat would consist of 18 lots to be developed for ranch style homes.

There being no questions from the Board the meeting was open for public comments.

Clifford and Eva Helbig, 2107 Forestry Rd, Henryville, expressed concern regarding increased runoff impacting their property and the location of the proposed detention pond impacting his property values.

Mr. Wise briefly described the provisions for drainage that will be required as part of the required drainage board approval.

Susan Rose, 1822 Frontage Rd. Henryville IN, questioned the size of the lots, planned fencing to prevent trespassing, noise and impact to wildlife.

Mr. Trotter explained the Indiana fence laws that may be used to address fencing concerns.

Ivonne Stewart, 2217 Forestry Rd Henryville IN, expressed concern for wildlife, narrow roadway, drainage, increased crime and drugs.

Alisa Stark 2114 Forestry Rd, Henryville IN, expressed concerns about traffic, road condition and increase in driveways.

Klye and Rachel Patterson 2214 Forestry Rd, Henryville In expressed concerns regarding increased traffic, water pressure and septic fields in wet area.

Mr. Guernsey questioned if his profession as a builder would require himself recuse himself from voting.

Mr. King, explained what would be considered a reason for abstaining from a vote on the proposal.

John Murphy 2018 Forestry Rd, Henryville IN expressed concern about traffic, crime, public safety, condition of road, possibility of clear cutting, wildlife impacts and septic failures.

Christopher Hogue, 2514 Forestry Rd Henryville IN, expressed concern regarding roads, incompatibility with the rural area.

Marion Glass, 1817 Forestry Rd. Henryville IN expressed concern for children being hurt by electric fencing planned on the property to contain cattle.

Lindsay Hooker, 1823 Frontage Rd, Henryville IN, expressed concerns regarding increased density.

Mary Gruben, 2409 Forestry Rd Henryville IN, expressed concern regarding reduced water pressure and lack of fire hydrants.

Douglas Basham, 2314 Forestry Rd, Henryville IN did not feel the property could support the proposed development.

There being no further public comments the public hearing was closed.

Mr. Glover then explained that the decision to be made was whether or not the proposal meets the requirements of the ordinance.

Mr. Trotter inquired about the health department comments on the proposal.

Mr. Wise indicated that the health department has indicated that the soils in the area are generally suitable for septic systems.

Mr. Kast indicated that water line upgrades are possible.

Mr. Wise indicated that approximately 1.8 miles of water line would need to be upgraded to provide public water to the development.

After a general discussion about the proposed water supply Mr. Glover indicated wells would be permissible if the commission determined the estimated cost of 1.3 million dollars would be considered a hardship on the applicant.

Mr. Guernsey inquired how the property could be developed with out a plat.

Mr. Wise indicated a similar number of lots would be possible by recording individual deeds over several years.

Mr. Trotter indicated opposition to the granting if a waiver.

Mr. Trotter then motioned to determine that the connection to a public water supply would not be a hardship in this case which was seconded by Mr. Glover and unanimously passed.

Mr. Trotter then motioned to approve the plat as being in compliance with the condition that public water supply including functional fire hydrants be provided which was seconded by Mr. Weddington and passed on a vote of 7 in favor and 1 opposed (Guernsey).

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

Harold Hart, 958 Water St, Charlestown IN presented the request on behalf of the applicant indicating the purpose of the change is to permit development of a single-family dwelling.

There being no questions the floor was opened for public comments. No comments were heard.

Mr. Weddington then motioned to forward the request with a favorable which was seconded by Mr. Spencer and unanimously passed (resolution 2026-01)

Mr. Ruckman then indicated he had a conflict of interest on the next docket and left the meeting.

PC25-38: Change of Zone from R2(Medium Density Residential) and AG (General Agriculture) to R2(Medium Density Residential) for property located at 618 W. Main St.

Borden IN. (Parcels 10-16-00-400-100.000-036, 10-16-00-400-002.000-036 and 10-16-00-300-001.000-036).

Applicant/Owner: Progressive Engineering Concepts, LLC

Mr. Paul Eckert, 2203 sterling Oaks Dr. Sellersburg, presented the request indicating the purpose of the change is to place the entire parcel under the same R2 zoning in preparation for development of a subdivision.

Mr. Wise the indicated that the property is located in the Town of Borden and a Letter of support has not been received.

There being no further questions the floor was opened for public comment. No comments were heard.

Mr. Glover then motioned to forward a favorable recommendation of the request which was seconded by Mr. Guernsey and unanimously passed. (resolution 2026-02)

4. Reports, Resolutions, and Communications:

Mr. Wise then reviewed proposed UDO text amendments regarding schools, and personal solar facilities.

Mr. Glover then motioned to set the items for public hearing at the February 11, 2026 meeting which was seconded by Mr. Trotter and unanimously passed.

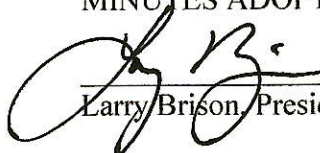
Mr. Brison discussed possible amendment of the side yard setback in the R1 zone.

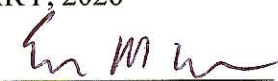
After a brief discussion regarding fire codes and building separation, it was the consensus that reducing the side yard setback from 6 ft. to 5 ft. in the R1 zone should be set for public hearing as well.

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

6. **Adjournment-** Mr. Weddington made a motion to adjourn at 6:48 pm which was seconded by Mr. Glover and unanimously passed.

MINUTES ADOPTED THIS 11 DAY OF FEBRUARY, 2026


Larry Brison, President


Eric Wise Director



CLARK
INDIANA
CLARK COUNTY PLAN COMMISSION
February 11, 2026

The Clark County Plan Commission met in regular session on Wednesday, February 11, 2026 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: Chris Fox, Guy Guernsey, Larry Brison, , Brad Weddington, Brad Spencer, Bryan Glover, and Mark Cassady.

The following Board members were absent: David Trotter, 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. **Election of Officers-** Mr. Weddington Motioned to retain Mr. Brison as chairman which was seconded by Mr. Fox and unanimously passed. Mr. Weddington Then motioned to retain Mr. Glover as vice chairman which was seconded by Mr. Spencer and passed unanimously.
3. **Legal services contract-** Mr. King presented his legal services contract for consideration. Mr. Glover then motioned to approved the contract which was seconded by Mr. Fox which was unanimously adopted.
4. **Announcement of Meeting Rules;** Mr. King read the rules of procedure.
3. **Items rescheduled due to improper notice**
Mr. Brison informed the audience that the following items would be heard at the March 11, 2026 meeting due to failure to provide proper public notice:
 - a. PC26-01: Conservation Subdivision for property located at 909 Howser Rd Henryville IN 47126. (Parcel # 10-10-23-700-036.000-032). Applicant: LOL Holdings, LLC Owner(s): Linda J. King, Judy M. Lomax and Charlene Gibson

- b. PC26-04: Change of Zone from B3(Highway Business) to R2(Medium Density Residential) for property located on the south side of W. Water St (SR 60) between Hunt Dr. and Everage Rd (Parcel 10-16-03-300-121.000-036).
Applicant: Lincoln Ogden Owner: C & O Properties, LLC
- c. PC26-05: Change of Zone from AG (General Agriculture) to PUD (Planned Unit Development) for property located on the northeast corner of St. Johns Rd and Dow Knob Rd, 9699 St. Johns Rd, Borden IN 47111 (Part of Parcel 10-13-01-300-053.000-035).
Applicant/Owner: RicShir Forest
- d. PC26-06: Plat Vacation- vacate Lots 1-3 and a portion of Lots 4 and 5 of the Victor Bunch Subdivision, Plat Book 3, Page 112, located on the south side of W. Water St (SR 60) between Hunt Dr. and Everage Rd (Parcels 10-16-03-300-121.000-036, 10-16-03-300-117.000-036 and part of 10-16-03-300-014.000-036).
Applicant: Lincoln Ogden Owner: C & O Properties, LLC

4. Public Hearing Items:

- a. **PC26-02: Amendment of the Clark County Unified Development Ordinance - Amendments** will considered which will modify Chapter 2 ZONING DISTRICTS by deleting all references to “Schools” in the Land use tables, adding “SCHOOL-Public/Nonpublic/Charter as a permitted use in all districts, and “SCHOOL -TRADE OR BUSINESS” as a permitted use in various districts and as a special exception in the AG district, and “Solar Energy System, Personal” as a permitted use in all districts, reducing the side yard setback for a primary residential structure from six(6) feet to five(5) feet in the R1 district, modify Chapter 4 Use and Development Standards by replacing reference to “Schools” with “SCHOOLS-Public/Nonpublic/Charter”, and Chapter 10 Definitions by deleting the term “School” and adding new definitions for “SCHOOL-Public/Nonpublic/Charter” and “SCHOOL -TRADE OR BUSINESS”.
The geographic area affected by the proposed amendments includes all land within the unincorporated area of Clark County in addition to all land within the incorporated Town of Borden. The Clark County Plan Commission initiated this item.

Mr. Wise presented the proposed amendments relating to schools, personal solar facilities and side yard setback reduction in R1 and indicated that the various items had been divided between two resolutions to help ensure that any issues with personal solar or setback reduction would not prevent adoption of the school amendments.

Mr. Brison indicated that the proposed changes were discussed at the last meeting and then opened the floor for public comments.

No public comments were heard.

Mr. Weddington then motioned to adopt resolution PC2026-03 forwarding the school related amendments to the Board of Commissioners with a favorable recommendation which was seconded by Mr. Glover and unanimously passed.

Mr. Glover then motioned to approved resolution PC2026-04 forwarding the personal solar and setback reduction amendments to the Board of Commissioners with a favorable recommendation which was seconded by Mr. Weddington and unanimously passed.

- b. **PC26-03: Change of Zone** from AG (General Agriculture) to M2(Heavy Industry) for property located on the south side of Wilson Switch Rd between Deam Lake Rd and Flower Gap Rd (Parcel 10-02-00-400-035.000-026).
Applicant/Owner: Clark County Board of Commissioners

Mr. Glover then explained that the request indicating that the proposed zoning would bring all of the county property associated with the Clark County Landfill under the same M2 zoning district.

Mr. Bruce Schmucker, 1 River Pointe Plaza Jeffersonville IN, indicated that the zoning is to permit inclusion of the property as part of the state landfill permit and that the site will be used as a source of soil to cover the area in which waste is deposited. He further indicated that expansion of the land fill will not be possible on this property.

Mr. Wise indicated that if the zoning was approved a 40 ft buffer would be required around the perimeter of the site.

There being no further discussion the floor was opened for public comments

Mr. Mike Shepard, 4102 Wilson Switch Rd, questioned the required 40 ft. buffer and expressed concern regarding hours of operation and dust.

Mr. Schmucker explained current dust control measures and proposed fencing.

Mr. Fox motioned to approved resolution 2026-05 forwarding the request to the Board of Commissioners with a favorable recommendation which was seconded by Mr. Weddington which passed with a vote of 6-0 1 abstention (Mr. Glover).

4. Reports, Resolutions, and Communications:

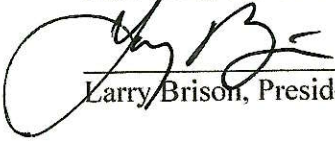
Mr. King informed the board of a new bill that may require solar farms to be considered a permitted use when located on several soil types in the county.

Mr. Wise displayed a map of the soil types and indicated that the number of tracts without some percentage of prime soils is very low and the proposed state exemption would require avoidance of these areas.

Mr. King then informed the members that he will not be at the April meeting and indicated that an attorney from his firm would be in attendance.

5. **Approval of the prior minutes from the January 14, 2026 regular meeting-** Mr. Glover motioned to adopt the minutes as written which was seconded by Mr. Fox and unanimously passed.
6. **Adjournment-** Mr. Fox made a motion to adjourn at 5:47 pm which was seconded by Mr. Glover and unanimously passed.

MINUTES ADOPTED THIS 11th DAY OF MARCH, 2026



Larry Brison, President



Eric Wise Director



CLARK COUNTY PLAN COMMISSION
March 11, 2026

The Clark County Plan Commission met in regular session on Wednesday, March 11, 2026 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: Guy Guernsey, Larry Brison, Brad Weddington, Bryan Glover, David Ruckman and Mark Cassady.

The following Board members were absent: David Trotter, Chris Fox 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. Brison called the meeting to order at 5:00 p.m.
2. **Announcement of Meeting Rules;** Mr. King read the rules of procedure.
3. **Public Hearing Items:**
 - a. **PC26-01: Conservation Subdivision** for property located at 909 Howser Rd Henryville IN 47126. (Parcel # 10-10-23-700-036.000-032). Applicant: LOL Holdings, LLC Owner(s): Linda J. King, Judy M. Lomax and Charlene Gibson

Mr. King reviewed the items that are not an issue for consideration regarding the approval of a subdivisions.

Mr. Brad Benson, 720 Rolling Creek Dr New Albany IN and Mr. Jason Copperwaite, 1000 Bell Ln. New Albany IN, presented the request by reviewing compliance with the standards for a conservation subdivision.

Mr. Gurnsey questions who will have access to the common areas.

Mr. Copperwaite indicated the common areas will be owned jointly by all lot owners and maintained by the homeowner's association.

Mr. Benson indicated that there is a potential for trails within the common area but none are planned at this time.

There being no further questions the public hearing was opened on this request.

Steve Campominosi, 460 Lake Ridge Dr. Henryville IN, and Chris Cartisano, 457 Lake Ridge Dr. Henryville IN, expressed concern regarding drainage, buffers being clear cut, lack of fence and requested that several lots be deleted to protect steep slopes and flood plains.

Mr. Doug Friender, 6405 Whispering Way Charlestown IN, expressed concern regarding removal of trees adjacent 2014 Augusta Parkway and quality of construction.

Mr. Benson indicated he would assume the trees will not be impacted since they are within a buffer area.

There being no further public comments the public hearing was closed.

Mr. Glover questioned the installation of trails within conservation areas.

Mr. Wise indicated that passive recreation, such a walking trails is permitted within conservation areas however tennis courts and pools would not.

Mr. Ruckman indicated that trees on property lines cannot be removed without agreement of both landowners.

Mr. Brison expressed concern that the requirements for conservation subdivisions appear to permit more development that one would expect of a conservation subdivision but the request appears to meet the minimum standards.

Mr. Wise explained to the Commission that revisions to the standards are being considered and will be discussed in the future.

There being no further discussion Mr. Weddington made a motion to adopt the findings of fact and approval for the request which was seconded by Mr. Cassidy and passed unanimously.

b. PC26-04: Change of Zone from B3(Highway Business) to R2(Medium Density Residential) for property located on the south side of W. Water St (SR 60) between Hunt Dr. and Everage Rd (Parcel 10-16-03-300-121.000-036).
Applicant: Lincoln Ogden Owner: C & O Properties, LLC

c. PC26-06: Plat Vacation- vacate Lots 1-3 and a portion of Lots 4 and 5 of the Victor Bunch Subdivision, Plat Book 3, Page 112, located on the south side of W. Water St (SR 60) between Hunt Dr. and Everage Rd (Parcels 10-16-03-300-121.000-036, 10-16-03-300-117.000-036 and part of 10-16-03-300-014.000-036).
Applicant: Lincoln Ogden Owner: C & O Properties, LLC

Mr. Jason Copperwaite presented both dockets by describing the proposed change of zone and vacation of lots being requested to permit redevelopment of the property for a single-family subdivision. He also referenced a letter in supports from the Town of Borden.

There being no questions the floor was opened the floor for public comments. No comments were heard.

Mr. Glover then motioned to forward PC26-04 with a favorable recommendation which was seconded by Mr. Weddington which passed unanimously.

Mr. Glover then made a motion to adopt the findings of fact for vacation and approve PC26-06 which was seconded by Mr. Weddington which passed unanimously.

d. PC26-05: Change of Zone from AG (General Agriculture) to PUD (Planned Unit Development) for property located on the northeast corner of St. Johns Rd and Dow Knob Rd, 9699 St. Johns Rd, Borden IN 47111 (Part of Parcel 10-13-01-300-053.000-035).

Applicant/Owner: RicShir Forest

Mr. Ruckman indicated a conflict of interest and left the meeting room.

Mr. Rick Kooetter, 17700 Dow Knob Rd, Borden IN, presented the request by describing the PUD and its intent to permit reuse of an existing agritourism facility constructed in 2021.

Mr. Weddington clarified that the PUD will only apply to a part of the current parcel and that any future use would need approval from the Health Department prior to occupancy.

Mr. wise indicated that the existing septic system cannot be enlarged and will limit the intensity of uses that may occupy the property.

Mr. Glover questioned if there were any uses the applicant was willing to remove.

Mr. Koetter indicated that the list presented would be preferred.

Mr. Wise indicated that if the Commission felt particular uses were not appropriate, they could be recommended for deletion as part of a motion.

Mr. Brison then opened the floor for public comments.

Brad Vanover, 2304 Engle Rd. Borden IN, expressed concern regarding the number of commercial uses possible.

Beverly Engleman, 19604 Dow Knob Rd Borden IN, expressed concern about noise from a restaurant.

Kim Kaiser 9605 St. Johns Rd. Borden, expressed concern regarding the rural character and safety.

Jason Engleman, 19516 Dow Knob Rd, Borden IN, expressed concern that the PUD is not consistence with the comprehensive plan and the wide range of uses makes it inappropriate in the area and possible cost to community for infrastructure improvements.

Virgina Balmer, 8214 St. Johns Rd, Borden IN, expressed concern that allowing commercial use in the area will open the door for further development.

Tyler Courtney 9605 St. Johns Rd, Borden IN, expressed concern regarding traffic and lack of need for commercial in the area.

There being no further comments the public hearing was closed.

Mr. Brison asked to see the future land use plan.

Mr. Wise explained how the facility qualified as an agritourism facility which was permitted in the AG zone.

Mr. Glover expressed concern that the proposed uses were not compatible in an agri-business area.

Mr. Cassidy inquired if approving the PUD would set a precedent for other businesses being developed as agritourism and then requesting commercial zoning after construction.

Mr. Wise indicated that such a scenario was possible and there is always a chance an agricultural activity could go out of business and reuse of a faciility proposed.

Mr. Wise then read a list of the permitted uses in the AG zone and mentioned the applicant could go to the BZA for one of the special exceptions or request a use variance.

Mr. Cassidy then made a motion to forward with a favorable recommendation with the condition that that general retail grocery/convenience and light manufacturing removed from the permitted use list which was seconded by Mr. Weddington which failed on a vote of 3-2.

Mr. Brison then motioned to forward the request with no recommendation which was seconded by Mr. Weddington which failed on a vote of 4-1.

After questions by Mr. Guernsey regarding the motion that was made Mr. Brison made a motion to forward with no recommendation which was seconded by Mr. Weddington which passed unanimously.

Mr. Ruckman then resumed his seat on the Commission.

d. PC25-37: Major Subdivision Plat for property located at 618 W. Main St. Borden IN. (Parcels 10-16-00-400-100.000-036, 10-16-00-400-002.000-036 and 10-16-00-300-001.000-036). Applicant/Owner: Progressive Engineering Concepts, LLC

Mr. Wise indicated that Mr. Ruckman recused himself due to a conflict of interest and left the meeting room.

Mr. Paul Eckart, 2203 Sterling Oaks Dr. Sellersburg In, presented the request describing the proposed single family development including number of lots availability of utilities and divided entrance as required by the ordinance. He also Rudy Cook and Radius Indiana are a party to the development due to the proposed roadway being partially located on their property.

Mr. Wise indicated that the property is within the Town of Borden and all streets will be maintained by the Town.

There being no further questions the floor was opened for public comments.

No public comments were heard.

Mr. Glover then made a motion to adopt the finding of fact for approval and approve the request as submitted which was seconded by Mr. Guernsey and unanimously passed.

Mr. Ruckman then resumed his seat on the Commission.

e. PC25-40: Subdivision Plat Amendment for property located at 5627 and 5631 Sunday Dr. Otisco IN. (Parcels 10-06-24-200-063.000-027 and 10-06-24-200-050.000-027). Applicant/Owners: James Bernard Peak and Bonnie Alevxander Peak, and Michael James Peak and Christi Michelle Peak

Mr. Michael Peak, 5627 Sunday Dr. Otisco IN, presented the request by describing the proposed reconfiguring of two lots and the creation on one new lot for development by a relative.

There being no questions the floor was opened for public comment.

The floor was then opened for public comments.

No comments were heard.

Mr. Weddington then motioned to adopt the finding of fact for approval and approve the request as submitted which was seconded by Mr. Guernsey and unanimously passed.

f. PC26-08: Preliminary Subdivision Plat Amendment for property located on the northwest corner of the intersection of Memphis Rd and Whittinghill Rd (Hawks Landing Subdivision). (Parcel # 10-10-17-000-070.000-032).

Applicant/Owner: Discovery Builders LLC

Mr. Jason Copperwaite, 1000 Bell Ln New Albany IN, presented the request by describing the history of the plat and the current proposal to modify section 2 to address topographical and wetland features in the area. He also indicated that the waivers approved previously would apply to this section and a new stub street will be added.

Mr. Ruckman inquired about the sue of the common area and access.

Mr. Copperwaite indicated a 20 ft easement is provided for access.

There being no further question the floor was opened for public comment.

Mr. Samuel Smith, 3013 Hawks Landing Dr. Charlestown IN distributed exhibits to the Board and reference the lack of two entrances as required by the UDO and indicated that the request should not be approved until a second entrance is provided. He also felt that the Commission made a mistake approving phase 2 without 2 entrances.

No further comments were heard.

Mr. Copperwaite referenced the staff report regarding waivers and the 2-entrance issue was not found to be an issue at the time and was therefore considered to be waived as part of the previous approval.

Mr. Ruckman indicated the current proposal is an improvement over the original from an environmental standpoint.

Mr. Guernsey questioned the purpose of the two-entrance requirement.

Mr. Wise indicated that no insight as to the reason for the requirements has been found and the option to have a divided median at the entrance as an alternative would not appear to provide any benefits.

Mr. Guernsey then made amotion to adopt the findings of fact for approval and approve the request as submitted which was seconded by Mr. Ruckman and unanimously adopted.

g. PC26-09: Change of Zone from AG (General Agriculture) to PUD (Planned Unit Development) for property located on the southside of Hebron Church Rd between Old State Rd and Wildwood Dr.- 1314 Hebron Church Rd, Henryville IN (Parcel #s 10-06-27-200-048.000-027, 10-06-27-100-037.000-027 and 10-06-27-100-036.000-027).

Applicant: Benjamin Ernest Brainard Owner: Hollyhock Rentals LLC

Mr. Benjamin Brainard and Amanda Brainard, 321 S. Petterson Ave, Louisville KY distributed copies of the presentation slides and a brochure for the property created by a previous owner. After describing the history of the property and description of the owner's plans, available utilities and fire department comments a slide presentation was provided. Mr. Brainard explained the standards of the PUD and described the proposed layout of the development as part of the presentation.

Mr. Guernsey questioned the difference between the proposed venue in this request compared to the previous request heard by the BZA.

Mr. Brainard indicated the structure is below the ridge and more centrally located and would replace the greenhouse and storage structure on the site.

Mr. Guernsey questioned phasing.

Mr. Brainard indicated that the venue and first 16 units would be constructed in the rear.

There being no further question the floor was opened for public comment.

Don Summerfield, 920 Staton Rd, Henryville IN spoke in opposition referencing lack of specifics available to public prior to the meeting, lack of specific details regarding what will be built and use of a small occasional weddings in the past to justify the large commercial venue proposed.

Travis Giefer, 1230 Hebron Church Rd, Henryville IN, expressed concerns regarding safety, traffic, noise, negative impact to property values, and drainage.

Kailey Pavey, 1231 Hebron Church Rd, Henryville IN, indicated her comments were based on the original application which differed from the presentation. With that said she expressed opposition to the request referencing previous denial by BZA, ongoing violations on the property, unsafe entrance and increased traffic/incidents, and spot zoning that would allow incompatible use. Finally, it was indicated that a short-term rental was operated from her home which is not classified a commercial use.

Janee Williams, 2018 Hebron Church Rd, Henryville IN expressed concerns regarding applicants' expertise and noise that may be detrimental to livestock.

Jennifer Plue, 1005 Staton Rd Henryville IN, agreed with Mrs. Pavey's comments and expressed additional concerns regarding traffic, speeding and accidents.

No further comments were heard.

Mr. Wise reminded the Commission emailed comments that were forwarded prior to the meeting and referred them to letter received today which were summarized as including concerns regarding traffic, safety, noise, incompatibility with rural character, request for traffic study prior to approval.

Mr. Glover questioned previous actions by BZA.

Mr. Wise indicated that the PUD was a second option to pursue the use that was more restrictive than a standard zone changes for the property.

Mr. Brison asked for verification that the comprehensive plan does not really support a commercial application in this area.

Mr. Wise agreed but referenced past action of the Commission to approve approximately 300-acres of commercial close by.

Mr. Guernsey questioned the legal status of the prior sue of the property for weddings.

Mr. Wise indicated that there is no evidence that the use was permitted or received any approval from the County and the last action by the BZA was the approval of 3 short term rentals subject to dividing the property so that each home is located on a separate parcel.

Mr. Glover indicated that the owner has the right to develop a residential subdivision under the current zoning and understand why the applicant would like to use the property as proposed.

Mr. Wise mentioned the preference in the plan that commercial development should be accessed by a collector road which Hebron Church qualifies.

In response to a question Mr. Guernsey indicated his previous attendance of a wedding on the property consisting of 20- 30 guests.

Mr. Weddington expressed concern regarding the safety of the entrance and impact of traffic on the road.

Mr. Cassidy expressed concern regarding the lack of details and inquired if it was possible to require the applicant come back with more specific plans.

Mr. King advised that such a condition would not be possible without specific description of what would be required for final approval.

Mr. Glover suggested tabling with guidance to allow the applicant to address the Commissions concerns.

Mr. Ruckman acknowledged the intent but questioned the ability to provide adequate access for the use and possible impacts to the area.

Mr. Brison indicated the property has value as currently zoned.

There being no further comments, Mr. Guernsey motioned to forward the request with an unfavorable recommendation which was seconded by Mr. Weddington and passed on a vote of 5 to 1.

4. Reports, Resolutions, and Communications:

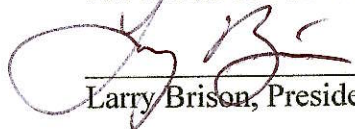
Mr. King informed the board of a new bill 176 that limits regulation of existing firing ranges and additional details will be provided at a later date.

Mr. Wise described a need correction to the fee schedule and suggested that the matter be set for public hearing on April 8, 2026. It was the consensus of the Commission that the amendment should proceed.


- 5. Approval of the prior minutes from the February 11, 2026 regular meeting-** Mr. Glover motioned to adopt the minutes as written which was seconded by Mr. Guernsey and unanimously passed.

After a general discussion regarding PUD regulations and actions taken earlier Mr. Glover made a motion to adjourn at 8:34 pm which was seconded by Mr. Cassidy and unanimously passed.

MINUTES ADOPTED THIS 8th DAY OF APRIL, 2026



Larry Brison, President



Eric Wise Director