



CLARK COUNTY PLAN COMMISSION
July 13, 2022

The regularly scheduled meeting of the Clark County Plan Commission was held on Wednesday, July 13, 2022 starting at 5:00 P.M. in the, Clark County Government Building, 300 Corporate Drive, Room 103, Jeffersonville, Indiana.47130.

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

Bart Meyer
Kevin Christman
Janne Newland
Connie Sellers
Wally Estes
Harold Hart
Guy Guernsey
Eric Morris
David Nachand
Cathy Denison
Amy Williams
Stacy Gettings

The following appeared on the Plan Commission Agenda:

1. **Call to Order:** Connie Sellers called the meeting to order at 5:00 p.m.
2. **Approval of the minutes from May 8, 2022, meeting:** Janne made a motion to approve, Connie seconded the motion. Motion carried 8-0.
3. **Approval of the Agenda items:** Janne made a motion to approve the agenda as amended, allowing Scott Lewis, County Attorney to speak first. Wally seconded the motion. Motion carried 8-0.
4. David Nachand read the rules of the meeting.
5. **New Business:**
 - a. **Legal Counsel Report-Plan Commission Order/County Redevelopment Commission:** Scott Lewis, County Attorney asked to speak first as he needed to attend another meeting. Scott presented a Plan Commission Order Establishing EDA and an Allocation Area for this major economic development project establishing the Sazerac Economic Development Area and Coterminous Allocation Area. Per Indiana code 36-7-14. (See Attached). Phase I of the project will be \$500,000,000. The initial phase was approved by the County Council in June. Confirmation was required by the Plan Commission, but no public hearing was required. It is thought the project will begin in 2023. David Nachand added that the location is next to the Charlestown State Park, consisting of approximately 1546 acres. This will be Order 1-2022. Connie asked for a motion to approve the order 1-2022, Wally made the motion to approve as presented, Guy seconded the motion. Motion carried 8-0.

- b. **2022-10-PC Hawthorne Glen, Section 15:** Revision to the PUD and 2022-12-PC Hawthorne Glen, Primary Plat: Parcel number 10-03-11-300-106.000-003, located at County Road 403, for the purpose of a single-family residential development. Jason Copperwaite of Paul Primavera & Assoc. 301 E. Chestnut St., Corydon, In. represented developer, Jeff Corbett, managing partner, 108 Boling Ln, Clarksville, In. at the public hearing. They are requesting a change to the development plan that was approved in 2021. The entrance on Highway 403 is not going to be built, as the entrance is located over gas lines. Jason stated the primary access is off of Salem Noble Rd. and there is another entrance next to Juniper Ridge. There were no adjoiners in the audience. County Engineer, Brian Dixon, has asked that they build a third entrance due to the significant traffic on Highway 403, and traffic moving through the development. Jason stated that there are approximately 483 new residential homes that would

Enter and exit through the subdivision and that the two current entrances should satisfy the requirements. Connie said she was concerned about a safety issue if there would just be two entrances. A discussion was held by the Board regarding options for another entrance. Jeff Corbett, managing member of Hawthorne Glen spoke regarding the traffic and the residents in the back of the subdivision. He stated that it would be safer to exit at Salem Noble Rd. with the stoplight rather than onto Highway 403. Amy Williams stated the width of North Hampton did not meet the UDO standards for width. Connie asked for a motion on the PUD amendment, 2022-10-PC. Kevin made a motion, Motion failed. Guy made a motion to approve contingent on PUD rezoning, Wally seconded the motion. Motion carried 6-2, with Connie and Kevin voting Nay. Wally made a motion to approve the primary plat as presented, Eric seconded the motion. Motion carried 6-2, with Connie and Keven voting Nay.

- c. **2022-11-PC: Walnut Creek:** Woodstream Development requests the approval of a Primary plat located on Parcel number: 10-03-13-500-209.000-003 Burdette Drive, Charlestown, In. and Parcel numbers 10-03-13-500-179-000-003, 10-03-13-500-178.000-003 and 10-03-15-300-009.000-003, located at 1608 Charlestown Memphis Rd. for the purpose of a single-family residential development. Josh Hillman, with Dan Cristiani, 1221 Old E. Hwy 31, Clarksville, In.47129. Re-zoning was recently made with conditions of 150 lots or less and the second entrance is to be restricted or blocked until 85% homes are built. A third access point may be presented at a later date in order to eliminate extreme traffic on Burdette Drive.

Danbury Oaks, an adjoining subdivision, is being considered with the City of Charlestown, to allow a third entrance through the development. IDEM and the City of Charlestown would need to approve any changes that include the subdivision.

David Swanson, 15152 Charlestown-Memphis Rd. stated the amount of the new traffic from the approximately 150 new residents asked that a traffic study be completed on Charlestown-Memphis Rd. Staff stated a traffic study was not required. Cathy Denison read the Staff Report. Which recommends approval of the primary plat. Kevin made a proposed motion pursuant to and in accordance with Indiana Code 36-7-4-1015, as a condition of the approval of a proposed primary subdivision plat (the "Primary Plat") for Walnut Creek Subdivision (the "subdivision"), the owner/developer shall cause to be prepared a statement of commitment, which shall: be submitted to and approved by staff of the Clark County Plan Commission; be binding on and run with certain lots within the Subdivision, be duly authorized and executed by the owner/developer; and be recorded in the Office of the Recorder of Clark County, Indiana, by the owner/developer, containing, at a minimum, the following:

- f. **GeoPermits Update:** Cathy told the Board that the department is still experiencing problems on a regular basis with the permit program. The developers are working to resolve the issues by working with the staff and looking into specific permits which have had problems.
- g. **Legal Council report:** David Nachand read a letter from Brian Dixon stating that the Wooldridge site, 15002 Railroad St., Memphis, In. Mr. Wooldridge had a drainage plan in place in 2021 with the work completed by the end of the year 2021. After several extensions were granted, The drainage Board finally stated the improvements were to be fully completed as of June 1, 2022. Upon inspection, Brian stated that several items on the plan were not complete No outlet structure was constructed at the site, the detention facility was not completed and he could not determine if the swale was constructed as planned. Concrete was still present on the site and there were no evergreen buffers or fence buffers which were required as stated in the Agreed Order. His determination was that the work did not comply with the agreement.
- h. The meeting was adjourned at 6:40 p.m..



Connie Sellers, President



Cathy Denison, Director, Planning & Zoning