



## CLARK COUNTY PLAN COMMISSION February 17, 2021

The regularly scheduled meeting of the Clark County Plan Commission was held on Wednesday, February 17, 2021, starting at 5:00 p.m. in the County Council Room, Room 418, Fourth Floor, Clark County Government Building, Jeffersonville, Indiana.

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

### Board Members

David Blankenbeker  
Michael Killen, President  
Janne Newland  
Dan Callahan  
Wally Estes  
Eric Morris

### Staff

David Nachand, Attorney  
Amy Williams, Interim Director  
Jason Stanley, Building Commissioner  
Cathy Denison, Planning Coordinator  
Haley James, Taylor Siefker & Williams

The following member was absent from the meeting:

Simon Kafari  
Connie Sellers, Commissioner

The following appeared on the Plan Commission Agenda:

1. Call to Order: The Meeting was called to order by Michael Killen at 5:07 p.m.
2. Approval of the Minutes from the January 13, 2021 Plan Commission: Wally Estes made the Motion to approve the minutes, Janne Newland seconded the Motion. Motion carried 7-0
3. David Blankenbeker recused himself at this time and left the room.
4. Docket 2020-21-PC: Blue Lick Development, LLC, 1221 Old Highway 31 E., Clarksville, In. 47129, requests primary plat approval for Blue Point Subdivision located at 13814 Blue Lick Road, Memphis, In. Greg Fifer, Attorney, 428 Meigs Ave., Jeffersonville, In. represented the Petitioner, Dan Cristiani and Chris Jackson. The primary plat includes 2 lots that are zoned B-2, which may be subdivided at a later date, along Blue Point Drive and Memphis-Bluelick Road (designated as "Future Commercial Development" on the primary plat). The remainder of the plat is zoned R-1 and includes lots for single-family residential with an anticipated price range of \$300,000-\$400,000. Let the record show that Jerold Ford spoke from the audience with concerns about traffic and road improvement. Michael Killen explained that along with population growth in the area, the infrastructure could potentially be improved. Wally Estes made a motion to approve the primary plat and Janne Newland seconded the motion. Motion carried 5-0.

5. Docket 2021-01-PC: Hawthorn Glen, LLC, 4206 Charlestown Rd., New Albany, In. 47150 has requested an approval to amend the PUD of Hawthorn Glen Subdivision, Section 15 in order to convert areas previously approved for commercial use to single-family residential use (detached and townhomes). Jason Copperwaite from Paul Primavera and Assoc. discussed drainage issues that were brought up by a neighbor prior to the hearing. Mr. Copperwaite stated that drainage for this section would require approval from the Clark County Drainage Board and he would personally notify the adjacent property owner of the drainage board meeting. This section will remain part of Hawthorn Glen and may be under the umbrella of the same covenants under the HOA. Michael Killen asked for a motion. No interested parties spoke for or against the petition. Wally Estes made a motion for a favorable recommendation to the County Commissioners for the Hawthorne Glen PUD amendment and Dan Callahan seconded the motion. Motion carried 5-0.
6. Docket 2021-02-PC: Hawthorn Glen, LLC, requested a primary plat approval for Hawthorn Glen Subdivision, Section 15. The primary plat meets all of the requirements of the UDO. No interested parties spoke for or against the petition. Wally Estes made a motion to approve pending the PUD amendment approval, followed by a second motion by Dan Callahan. Motion carried 5-0. David Blankenbeker returned to the meeting.
7. Reports, Resolutions, and Communications:
  - a. Amy Williams, Interim Director, handed out a report on the progress Taylor Siefker Williams Design Group has made during their consulting with the Planning & Zoning Dept. She also discussed tasks the department is completing, including working with GeoPermitting.
  - b. A suggestion was made to take a look at the Planning & Zoning Fee Schedule. Cathy Denison, Planning Coordinator, has started working on a fee comparison in order to present to the Board for possibly amending the Fee Schedule.
8. Adjournment: Wally Estes made a motion to adjourn, and Dan Callahan seconded the motion. Motion carried 6-0. The Meeting adjourned at 5:30 p.m.



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Amy Williams, Interim Director



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Michael Killen, President