

CLARK COUNTY PLAN COMMISSION

AUGUST 09, 2017

A regular scheduled meeting of the Clark County Plan Commission was held on August 09, 2017, at 5:00 p.m. in the Conference Room, Fourth Floor, Clark County Government Building, Jeffersonville, Indiana.

The following Board Members and Staff were present in the open meeting:

Simon Kafari – Ag Agent
Dan Callahan
Jack Coffman – President
Jim Atcher
Michael Killen
David Blankenbeker – County Surveyor
Stacia Franklin – Executive Director
Jeremy Corbett – Code Enforcement Officer
David Nachand - Attorney

The following Board Members and Staff were absent:

Terry Conway
Wally Estes

The following appeared on the agenda:

1. Call to Order. Jack Coffman calls the meeting to order.
2. Approval of the prior minutes from the July 12, 2017 meeting. Michael Killen made a motion to approve. Dan Callahan seconded the motion. Motion carried 5-0-1 with Jim Atcher absent at that time.
3. 2017-13-PC: CTO, LLC, 614 E. Water Street, Borden, had filed a petition to amend the Clark County Zoning maps from a B-2 Community & Roadside Business Zone to B-3 General Business Zone for the purpose of selling ammunition at 614 E. Water Street, Borden, Indiana.

Stacia Franklin stated all requirements were met. Carey Ooley, 23911 Temple Road, Borden, explained he was unaware he required a rezoning in order to sell guns and ammunition and wanted to be compliant with current zoning codes.

David Blankenbeker explains the zones within the county and the purpose of delineating those zones.

Jack Coffman, President, asked Stacia Franklin to read the adjoiner list. No adjoiner spoke to the petition. Mr. Coffman then requested if any other people in the audience wanted to speak to the petition. No audience member spoke to the petition.

David Nachand asked if Stacia Franklin referenced the Borden Comprehensive Plan. She stated she did not but will and report the information prior to the commissioner's meeting.

Michael Killen made a motion to recommend the rezoning to the Commissioners for final approval. Dan Callahan seconded the motion. Motion carried 6-0.

4. 2017-08-PC: Nathan & Paula Grimes, 1804 Perry Crossing Road, Sellersburg, had filed a petition, which was tabled at the July 12th Plan Commission meeting, to amend the Clark County Zoning maps from R-2 Two-Family Residential Zone to B-2 Community & Roadside Business Zone for the purpose of a 5,000 square foot commercial building located at 1804 Perry Crossing Road, Sellersburg, Indiana.

Nathan Grimes, 1804 Perry Crossing Road, Sellersburg, explained the reason for the tabling at the last meeting and handed out his commitment papers, listing all uses which would not be allowed with the rezoning. He read the list to the Board.

Jack Coffman, President, requests the list of adjoiners. Stacia Franklin reads the list.

Patrick Wright, 1904 Perry Crossing Road, Sellersburg, stated that although the commitment list helps, his concerns for the traffic in the area still exist.

Jack Coffman, President, requested if anyone in the audience wished to speak to the petition. No audience member spoke to the petition.

Michael Killen made a motion to recommend the rezoning to the Commissioners for final approval. David Blankenkemper seconded the motion. Motion carried 6-0.

5. Plan Commission Business

a. Amendment No. 18 to Ordinance No. 17-2007: Public and Private Camps

Stacia Franklin read the proposed amendment to the Board. She explained the need for a separate ordinance amendment for single campers on a single deeded lot. She described the difference between public camps and private camps as stated in the proposed amendment. She also suggested single campers on an individual lot not receive permanent utilities and not receive permits.

Michael Killen and Jack Coffman described different scenarios and how the proposed amendment applied to them.

David Blankenkemper clarified the amendment would not be retroactive.

Jack Coffman, President, opened the meeting for public comment.

Angela Golden, Bethlehem, stated she wants to build a single family residence near the river on 13 acres in Bethlehem and had been told in the past she could not do it.

David Blankenkemper explained how the ordinance has changed in the last twenty years and how he believed it is possible for Ms. Golden to obtain building permits now.

Bob Hensler, North Miles Road, Bethlehem, asked if he is allowed to keep a utility shed on his property and if he can move an RV with septic tank approval.

David Blankenkemper stated he believed he would be allowed but would not have permanent electric power.

Leslie Skirvin, 313 Cranmont Street, Madison, asked if she would be allowed to keep her three campers on her lot.

David Nachand explained since Ms. Skirvin is currently in violation, the Board should not respond to her questions.

Stacia Franklin stated the Board of Zoning Appeals had denied Ms. Skirvin request for a variance to keep three campers on her lot.

Richard Leasor, 206 Kayla Ct., Henryville, described the violation received regarding his small cabin. He asked why he has to make the building so big.

Michael Killen stated Mr. Leasor's violation does not concern the proposed amendment.

David Blankenkemper explained the Board consists of policy makers and the reason for that night's meeting was to hear public feedback regarding the proposed amendment.

Brian Glover, 6512 Deerfield Drive, stated the definition of the word "provision" needs to be better defined and the term "camp site" is too vague. He also asked for more exemptions other than "hunting". He stated the ordinance is too broad.

Jack Coffman, President, reiterated the amendment is not for a specific part of the count but is a county-wide amendment.

John Beckort, 315 Bushman Road, Charlestown, asked about Bushman's Lake.

David Nachand and Stacia Franklin stated Bushman's Lake is not affected by the amendment as they have a master agreement with FEMA.

Mr. Beckort asked if a lot has several campsites would it qualify under amendment. David Blankenkaker clarified the amendment states "per parcel".

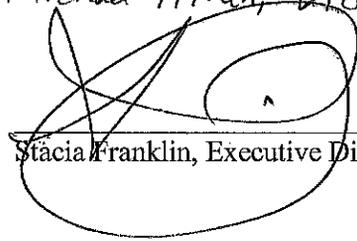
David Blankenkaker suggested seasonal use as an exemption.

Michael Killen asked the residents work with Brian Glover to make suggestions towards the proposed amendment.

Dan Callahan made a motion to adjourn. Michael Killen seconded the motion. Motion carried 6-0.

Meeting adjourned at 6:20 p.m.



~~Jack Coffman, President~~
Michael Killen, Vice President


Stacia Franklin, Executive Director