

CLARK COUNTY PLAN COMMISSION

MAY 10, 2017

A regular scheduled meeting of the Clark County Plan Commission was held on May 10, 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
Wally Estes
Dan Callahan
Kent Witten
Jack Coffman – President
Jim Atcher
Michael Killen
David Blankenbeker – County Surveyor
Stacia Franklin – Executive Director
Ipo Majuri – Code Enforcement Officer
David Nachand - Attorney

The following Board Members and Staff were absent:

Terry Conway

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 April 12, 2017 meeting. Wally Estes made a motion to approve the minutes. Simon Kafari seconded the motion. Motion carried 5 – 0. David Blankenbeker absent.
3. 2017-07-PC: Richard & Cole Belcher, P.O. Box 35, Henryville, Indiana, have filed a petition to amend the Clark County Zoning maps from B-3 General Business Zone to R-2 Two-Family Residential Zone for the purpose of building a duplex at 109 Railroad Street, Henryville, Indiana.

Matt Robinson, Heritage Engineering, spoke to the petition as a representative.

Stacia Franklin read the list of adjoiners. No adjoiner spoke to the matter. Jack Coffman, President, asked if there were any other public comments. No public comments.

Michael Killen made a motion to approve a recommendation to the Commissioners for approval of rezoning from B-3 to R-2. Kent Witten seconded the motion. Motion carried 7 – 0 – 1. David Blankenbeker absent.

4. 2017-04-PC: Chris Vickers, All American Sheet Metal LLC, 12106 Columbus Mann Road, Sellersburg, has filed a petition to amend the Clark County Zoning maps from B-2 Community & Roadside Business Zone to B-3 General Business Zone for the purpose of manufacturing ductwork for HVAC projects at 7021 Highway 311, Sellersburg, Indiana.

Chris Vickers spoke to the petition, discussing his proposed business of manufacturing residential ductwork. He stated the building on the property will be converted into offices and a manufacturing space and the plans are sent to the state already.

Stacia Franklin read the list of adjoiners. No comment from adjoiners. No comment from the public.

David Blankenbeker arrived to the meeting at this time: 5:10 p.m.

Michael Killen made a motion to approve a recommendation to the Commissioners for approval of rezoning from B-2 to B-3 for manufacturing ductwork. Jim Atcher seconded the motion. Motion carried 7 – 0 – 1 with David Blankenbeker abstaining.

MAY

5. 2017-06-PC: Joseph E. Bush, Silver Creek Legacy LLC, 1710 Gutford Road, Clarksville, has filed a petition to amend the Clark County Zoning maps from R-1 Single-Family Residential Zone to A-1 Agricultural Zone for the purpose of sustainable agriculture and animal farming at 1710 Gutford Road, Clarksville, Indiana.

Joseph & Katherine Bush gave a presentation pertaining to their purpose for the use of the land. Mr. Bush described the type of farming he wanted to do on the property, including honeybees, poultry, orchards, maple syrup, etc. with the overall goal to "regenerate the property". He stated he already improved the appearance and security of the property by clearing out brush. He also spoke on his intentions for animal farming.

Mr. Bush stated he would control sanitation by low numbers, lots of space, and intensive management. He explained his management skills were obtained from his service in the military, as well as a master's degree in management.

David Blankenbeker asked Mr. Bush to give a list of all the animal species he is wanting and the maximum number of each. Mr. Bush stated he could not give a maximum but he could give the types of animals he wants, which included ducks, chickens, goats, and eventually a milk cow.

David Blankenbeker expressed his concern with a blanket zoning and informed the petitioner of his right to volunteer restrictions on the rezoning.

Michael Killen asked how much of the 23 acres is usable property and Mr. Bush guessed 19 acres was usable.

Stacia Franklin asked about agritourism and Mr. Bush stated that was far in the future and Ms. Franklin reiterated Blankenbeker's information regarding volunteering restrictions on the zoning.

Stacia Franklin read the adjoiners.

Janet Brummett, 1718 Gutford Road, Clarksville, spoke her concerns regarding the odor, the traffic, and the floodplain.

Jason Yates, 103 Pensive Road, Clarksville, spoke his concerns regarding the size of the operation planned for the property.

Emma Louise Nalley, 105 Pensive Road, Clarksville, spoke her concerns regarding animals near her property and she does not want a farm in the area.

Christopher Howell, 109 Pensive Road, Clarksville, spoke his concerns regarding the goats and what the future holds for the property with a blanket zoning.

Sandy Sorrells, 111 Pensive Drive, Clarksville, spoke her concerns regarding no limitations on the number of animals the property is allowed to have with a blanket zoning and the proximity of animals to her property.

Ken Pierce, 91 Nashua Drive, Clarksville, spoke his concerns regarding property values and proceeded to hand out documents portraying the property and native animals in the area.

Geraldine Kaestner, 94 Nashua Drive, Clarksville, spoke her concerns regarding the proximity animals to her property and the number of animals.

Tom Evitts, 104 Nashua Drive, Clarksville, spoke his concerns regarding the number of animals allowed on the property and stated he would be in favor of approval of the rezoning with limitations on the number and type of animals allowed on the property.

Jim Kasari, 108 Nashua Drive, Clarksville, spoke his concerns regarding the types of animals allowed in an agricultural zone and the proximity of the animals to his property.

Genevera Pendroy, 102 Pensive Road, Clarksville, spoke her concerns regarding the spread of animal disease and chemicals used for farming near residential areas.

Jack Coffman, President, asked if anyone else would like to speak to the petition.

Leslie Rose, 102 Pensive Road, Clarksville, spoke her concerns regarding the traffic and keeping the natural wildlife in the area.

Michael Killen asked Mr. Bush to address the concerns the audience brought forth.

David Nachand, Attorney, explained the petitioner's ability to list self-imposed restrictions on the rezoning for the Board to take into consideration for their vote.

Dan Callahan asked Mr. Nachand if the rezoning and restrictions, if any, stays with the land and Mr. Nachand affirmed.

David Blankenkaker informed the petitioner he could table the petition until the next meeting if he wanted to further discuss his plans with his neighbors. Blankenkaker also informed the audience Mr. Bush may build a subdivision on the property in its current zoning.

Mr. Bush requested to table his petition until the next meeting at 5:00 p.m. on June 14, 2017.

David Blankenkaker made a motion to table the petition. Michael Killen seconded the motion. Motion carried 8 – 0.

6. Plan Commission Business.

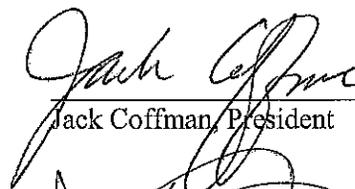
Stacia Franklin discussed camper issues on North Miles Road, Bethlehem. David Blankenkaker explained how the lot division on North Miles Road occurred.

Stacia Franklin was requested by the Board to research the current zoning regulations for campers and draft possible amendments to the zoning ordinance.

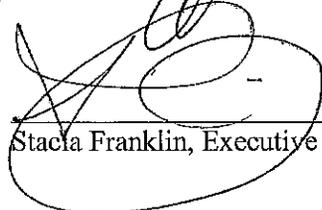
Stacia Franklin discussed the information she received from the Jeffersonville Post Office regarding CBU (Cluster Box Units) for mail. The Board asked David Nachand to research the federal guidelines regarding CBUs.

Stacia Franklin discussed adding raises to the 2018 budget for Planning & Zoning and was given the directive to issue the proposed budget with raises.

Meeting adjourned 6:45 p.m.



Jack Coffman, President



Stacia Franklin, Executive Director