

CLARK COUNTY PLAN COMMISSION

MARCH 14, 2018

A regular scheduled meeting of the Clark County Plan Commission was held on March 14, 2018, 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:

Dan Callahan
Connie Sellers
Jim Atcher
Michael Killen
Terry Conway
Simon Kafari
David Blankenbeker – County Surveyor
Stacia Franklin – Executive Director
Ilpo Majuri – Code Enforcement Officer
David Nachand - Attorney

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The following Board Members and Staff were absent:

Wally Estes

The following appeared on the agenda:

1. Call to Order. Michael Killen called the meeting to order at 5:00 p.m.
2. Michael Killen, President, made amendments to the agenda, moving the fourth, fifth, and sixth item on the agenda up one spot and placing item three last on the agenda.

David Blankenbeker recused himself at this time and left the room.

3. Approval of the prior minutes from the February 14, 2018 meeting. Connie Sellers made a motion to approve the minutes. Jim Atcher seconded the motion. Motion carried 6-0.
4. 2018-12-PC: Jeffrey Corbett, 2709 Blackiston Mill Road, Clarksville, filed a petition to approve the final plat of Waters of Millan, Section 3 – 35 lots – State Road 60, Silver Creek Township, Sellersburg, Indiana.

Kevin Taft, Blankenbeker & Son Land Surveyors, stated no changes made to the preliminary plat for the final. Dan Callahan made a motion to approve the final plat. Terry Conway seconded the motion. Motion carried 6-0.

5. 2018-11-PC: CCGC Investors LLC, 200 South Fifth Street, Louisville filed a petition to approve the final plat of Champion's Commons (Champion's Pointe, section 8) – 471 lots – Blue Lick Road and Howser Road, Monroe Township, Henryville, Indiana.

Chad McCormick, Land, Design, and Development, stated no changes were made from the preliminary. Terry Conway made a motion to approve the final plat. Jim Atcher seconded the motion. Motion carried 6 – 0.

David Blankenbeker returned to the room at this time.

6. 2018-07-PC: Greenleaf Properties LLC, 1221 Old Highway 31 East, Clarksville, filed a petition to approve the preliminary plat of Greenleaf Properties subdivision - 11 lots – Salem Noble Road and CR 403, Charlestown Township, Charlestown, Indiana.

Jason Copperwaite, Paul Primavera & Associates, 301 East Chestnut Street, Corydon, stated there were no changes from plat seen for the rezoning in the fall. Connie Sellers asked about the water pressure. Jason Copperwaite stated there will be fire hydrants placed in the subdivision.

Terry Conway asked what size water main will service the subdivision and Jason Copperwaite said there will be an eight (8) inch main to service the subdivision. David Blankenkaker asked if that would increase water pressure for Hawthorne Glen as well and Jason confirmed it would.

→ Stacia Franklin read the list of adjoiners. No adjoiners spoke. Michael Killen asked if anyone in the audience wished to speak to the issue. No audience member spoke to the issue.

Dan Callahan made a motion to approve the preliminary plat. Connie Sellers seconded the motion. Motion carried 7-0.

7. 2018-06-PC: Kendall & Demi Greene, 2200 Speith Road, Henryville, filed a petition to amend the Clark County Zoning maps from A-1 Agriculture to B-2 Community & Roadside Business for the purpose of commercial development located at State Road 160 and Forestry Road, Henryville, Indiana.

Michael Gillenwater, Attorney for Kendall & Demi Greene, discussed the property in question, explained the property's compliance with the Clark county Comprehensive Plan if the zoning were approved, and stated the need for commercial development in unincorporated Clark County due to rapid growth.

Stacia Franklin read the list of adjoiners.

Betty Kleehammer, 9315 SR 160, expressed concern over the width of SR 160 and possible drainage issues with building.

Lisa Stark, representing Ivory Kleehammer, 2114 Forestry Road, explained the area is residential and was worried about the safety of her family if a commercial business ~~were~~ built, and spot zoning.

Oren Weber, 1817 Forestry Road, was opposed to the rezoning due to smell and noise disruption.

Nora Pryor, 1705 Forestry Road, was concerned about the traffic and the late hours of activity, and general safety.

Michael Killen asked if any other audience members wished to speak to the issue.

John Driver, 2504 Forestry Road, stated major utility upgrades would be needed for commercial development on the property and his concern was development would not include the needed upgrades and lower the property values.

Clifford Helbig, 2107 Forestry Road, expressed concern about the smell of the current use of the land.

Jen Marshall, 2214 Forestry Road, stated Henryville does not need any more businesses and development of the property in question would interfere with the safety of walking dogs, kids, etc.

Stacia Franklin explained permitted uses in an A-1 zone and permitted uses in a B-2 zone. She also stated INDOT can work out an agreement with a landowner to use his or her property for a staging area for highway repair equipment. She concurred with Mr. Gillenwater the proposed use of the property fits the Comprehensive Plan but does not like a "blanket" zoning without specific uses. David Nachand read the permitted uses by right for a B-2 zone.

David Blankenkaker asked if the Greene's have considered volunteering specific uses by right from the list. Mr. Gillenwater stated his clients agreed to commit to not using the property for a liquor store, night club, tavern, or bar.

David Blankenbeker discussed spot zoning and stated he disagreed the property would be spot zoned. He directed the Board to the GIS map and showed the mix of business and residential and agricultural zones in the area.

Michael Killen asked for the zoning in a nearby parcel labeled “multiple codes” and Stacia Franklin went to the Zoning office to obtain the zoning. Michael said the property located next to the property in question was zoned B-1 and A-1.

Connie Sellers asked if the petitioners would be willing to specify what businesses they would allow on the property if zoning was approved. Terry Conway agreed.

David Blankenbeker stated it makes sense to have the property zoned for business considering its location to Interstates and highways.

Michael Gillenwater stated his clients would agree to have main access from SR160 and not Forestry Road.

David Blankenbeker made a motion to recommend for approval to the Commissioners to rezone the property to B-2 with the conditions addressed earlier in the meeting. Dan Callahan seconded the motion. Motion denied 3-3.

David Blankenbeker made a motion to table. Dan Callahan seconded the motion. Motion carried 7-0.

8. Plan Commission Business

- a. Ordinance amendment: M-2 Heavy Industrial Zone – item (i), all “concrete”

Stacia Franklin discussed adding the production of concrete to the M-2 Heavy Industrial Zone. The Board decided to change the term under (g) to add “mixing and production”. Stacia Franklin will publish for the next meeting.

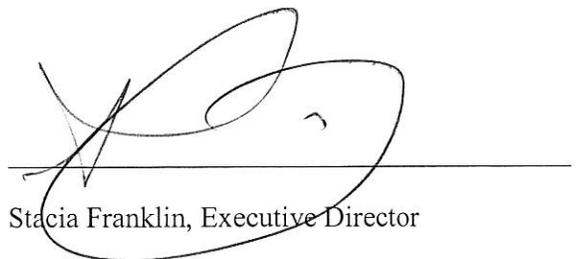
- b. Amendment to the Zoning Ordinance: PUD minimum area requirements

David Blankenbeker explained no need for minimum size requirements since the approval of a PUD is discretionary. Stacia Franklin will draft the amendment to publish for the next meeting.

Meeting adjourned at 6:45 p.m.



Michael Killen, President



Stacia Franklin, Executive Director