



**CLARK COUNTY PLAN COMMISSION
NOVEMBER 13, 2019**

The regular scheduled meeting of the Clark County Plan Commission was held on Wednesday, November 13, 2019, starting at 5:00 p.m. in the County Council Room 418, Fourth Floor, Clark County Government Building, Jeffersonville, Indiana.

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

David Blankenbeker-County Surveyor
Dan Callahan
Connie Sellers
Wally Estes
Eric Morris
Simon Kafari
Michael Killen-President
David Nachand-Attorney
Stacia Franklin-Executive Director
Jason Stanley-Building Commissioner
Cathy Denison-Administrative Assistant

The Following Board Members were Absent:

Tony Bennett
Jim Atcher

The following appeared on the Agenda:

1. The meeting was called to order by Michael Killen at 5:00 p.m. David Nachand read the rules of the meeting.
2. A Motion was made by Connie Sellers to approve the minutes from the October 09, 2019 meeting. Wally Estes seconded the Motion. Motion carried 7-0.
3. David Nachand read the Rules of the Meeting. At this time, David Blankenbeker recused himself.
4. 2019-18-PC: Shungate Commons LLC, 2784 Meijer Road, Jeffersonville, Indiana, have filed a petition for the final approval of Shungate Commons – 22 Lots-Shungate Road, Utica Township, Jeffersonville, Indiana. Wally Estes made a Motion to Approve. Stacia Franklin stated she was waiting for final approval from the surveyor's office. Connie Sellers seconded the Motion. Motion carried 6-0. David Blankenbeker returned to the meeting.
5. 2019-19-PC: Toby Jenkins, 17420 SR 60, has filed a petition to amend the Clark County Zoning maps from 17420 SR 60, Borden, Indiana Mr. Jenkins was not present. The Motion was tabled until the January 8, 2020 meeting.
6. 2019-17-PC: Sitting Bull LLC, P.O. Box 26, Sellersburg, Indiana has filed a petition to amend the Clark County Zoning maps from B-3 to M-2 for the purpose of an excavation business located at 2921 Sunset Trail, Charlestown, Indiana. Randy Jones, Petitioner and Dan Moore were in attendance for the Petitioner. Dan Moore presented a booklet and introduced Randy Jones, General Manager. Previously, the location was the Charlestown Motor Speedway. Randy Jones, explained the booklet and what the business plan consisted of, as well as improvements that have been made to the property. Plans for the future involve receiving natural products such as stone, brick, concrete for the purpose of breaking down for storage and resale of the products for retail sales of dirt and rock for fill, and recycled material similar to Earth First. Mike Killen discussed having a voluntary commitment drawn up stating the purpose of the business and guaranteed use of the property. Mr. Jones stated that traffic flow will increase some, however, the entrance and exit are on Sunset Trail onto Highway 3 which should not cause problems for the subdivision. David Blankenbeker suggested attending a Drainage Board meeting to ensure there are no problems with drainage. Stacia Franklin read the list of adjoiners:.

Ronald and Diane Evans, 2710 Tupelo Drive, Charlestown, In. had a question regarding entrance and exit of traffic. Michael Killen explained the ingress and egress where the traffic will exit on Sunset Trail then onto Highway 3. Randy Jones said that so far only about 20 additional automobiles have been traveling in addition to regular traffic on Sunset Trail. Mr. Evans also stated he and his wife were concerned about the traffic and noise.

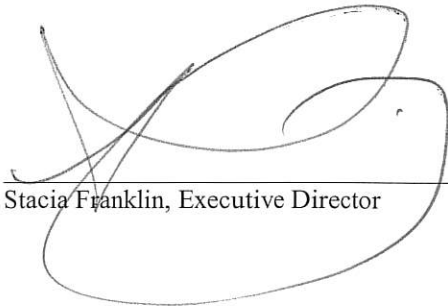
Goldy Solely Blaison, 2708 Tupelo Drive, Charlestown, In. voiced her concern about the noise and traffic, stating she bought the property for the quiet and privacy and was worried about lowering her property value.

Thomas Upton, (Representative of Eichol Trust), 7612 Stacey Road, Charlestown, In., representing owner of property located across the road, voiced concern of traffic, dirt and mud. Mr. Upton also suggested placing signage at the entrance where there is a hidden entrance toward Northbound traffic.

Kenny Lemmons, 1718 Highway 3, Charlestown, In. asked about blasting and dynamiting at the location. David Killen explained there would be a permit required to blast and would be issued through the State.

Discussion was opened to the Board. Safety and traffic seemed to be of the highest concern. Eric Morris stated the possibility of placing a berm to lower the noise. Zoning changes are only to allow retail sales on the property. Conditions will be made to not allow rock crushing but to allow screening. Signage was also suggested off Highway 3. Stacia Franklin stated a plan should be in place to address the dust which would go through IDT. Michael Killen made a motion to recommend to the Commissioners that the condition would be the petitioner commit to only have retail sale of natural material, look at road signage, including having a berm around property to buffer the adjoining land owners. Michael called for a Motion. A motion to approve was made by David Blankenbeker. The Motion was seconded by Connie Sellers. Motion carried 7-0. The approval will be sent to the Commissioner's Meeting January, 18, 2020. It was suggested that the Petitioner attend that meeting. The petition for a zoning change by Toby Jenkins 17420 SR 60 was tabled to the January 8, 2020 Planning Commission meeting.

7. A Motion to adjourn the meeting was made David Blankenbeker. The Motion was seconded by Connie Sellers. The meeting was adjourned at 5:50 p.m.



Stacia Franklin, Executive Director



Michael Killen, President