



**CLARK COUNTY PLAN COMMISSION
May 10, 2023**

The regularly scheduled meeting of the Clark County Plan Commission was held on Wednesday, May 10, 2023, starting at 5:00 P.M. in the, Clark County Government Building, 300 Corporate Drive, Room 103, Jeffersonville, Indiana.47130.

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

Connie Sellers
Guy Guernsey
Eric Morris
Erin Cassady
Larry Brison
David Ruckman

David Nachand
Amy Williams
Cathy Denison
Jason Stanley
Stacy Gettings

The following Members were absent from the meeting:

Bart Meyer
David Abbott

The following appeared on the Plan Commission Agenda:

1. Call to Order: Connie Sellers called the meeting to order at 5:00 p.m. Connie introduced Larry Brison as a new member of the Plan Commission.
2. Approval of the minutes from March 8, 2023, meeting: Eric made a motion to approve, Wally seconded the motion. Motion carried 6-0.
3. Approval of the Agenda items: Eric made a motion to approve the agenda items, Wally seconded the motion. Motion carried 6-0.
4. David Nachand read the rules of the meeting.
5. New Business:
 - a. Docket 2023-09-PC: Dendra Lambert, 5402 New Chapel Rd., Jeffersonville, In. 47130, represented by William McDonough of Paul Primavera and Assoc. 301 W. Chestnut St., Corydon, In. 47112, requests a zone map change on Parcel No. 10-10-20-300-083.000-032, 16.097 acres which is currently mixed zoning of AG, R-2 and B-3 to conform to one type of zoning, B-3 for the purpose of eventually selling the parcel for a commercial use. Will mentioned that the Dollar General Store is interested in purchasing the property and presented a proposed site plan. The site would be approved by both water and sewer. There were no adjainers present for or against. Connie asked for a motion. David Ruckman made a motion to approve the rezoning with voluntary commitments to exclude storage units, a dance hall, bar, tavern, or night club. Wally seconded the motion with the same voluntary commitments. Motion carried 6-0. The petition will be recommended for approval to the Clark County Commissioner's.

- b. Docket 2023-03-PC: Hawk's Landing Subdivision Primary Plat developed by Discovery Builders, 4206 Charlestown Rd., New Albany, In., represented by Jason Copperwaite, Paul Primavera & Assoc., 301 W. Chestnut St., Corydon, In. requests an approval for a primary plat located on Parcel No. 10-10-17-000-070.000-032, which is 37.439 acres located off of Memphis-Charlestown Rd., Charlestown, In. 47111. The Primary Plat review was completed May 10, 2023. Cathy read the list of adjoiners. Brian Fuller, 3101 Mathes Ct. spoke, not against the request, just wanted to see the sub streets. There were no other adjoiners in the audience. According to Jason, the subdivision was originally approved in 2018 but the primary plat expired due to discovering a part of the subdivision was in the wet-lands. Jason asked for three waivers 1) not to install streetlights, 2) adding cul-de-sacs at the end of the two sub streets at the end of section 2, and 3) use of original paving requirements of the previous ordinance. No temporary cul-de-sac is provided at Black Hawk Dr.

David Ruckman made a motion to accept the waivers and approve, Eric seconded the motion. Motion carried 6-0.

- c. Adjournment: Larry Brison make the Motion to adjourn, Wally Estes seconded the motion. Meeting was adjourned at 6:00 P.M. The next Plan Commission meeting will be held on Wednesday, June 14, 2023

Submitted by: Cathy Denison 5/31/2023




Commissioner.