

CLARK COUNTY PLAN COMMISSION

APRIL 11, 2018

A regular scheduled meeting of the Clark County Plan Commission was held on April 11, 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
Wally Estes
Connie Sellers
Jim Atcher
Michael Killen - President
David Blankenbeker – County Surveyor
Stacia Franklin – Executive Director
Ilpo Majuri – Code Enforcement Officer
David Nachand - Attorney

The following Board Members and Staff were absent:

Terry Conway
Simon Kafari – Ag Agent

The following appeared on the agenda:

1. Call to Order. Michael Killen called the meeting to order at 5:00 p.m.
2. Approval of the prior minutes from the March 14, 2018 meeting. Dan Callahan made a motion to approve. Connie Sellers seconded the motion. Motion carried 5-0 (Jim Atcher was absent at the time of this vote).
3. 2018-13-PC: Greenleaf Properties LLC, 1221 Old Highway 31 East, Clarksville, filed a petition for approval of the final plat of Greenleaf Properties subdivision – 11 lots – Salem Noble Road and CR 403, Charlestown Township, Charlestown, Indiana.

Jason Copperwaite stating there were no changes to the plat. Stacia Franklin and David Blankenbeker stated all the checklist items for their offices were met.

David Blankenbeker made a motion to approve. Jim Atcher seconded the motion. Motion carried 6-0.

4. 2018-06-PC: Kendall & Demi Greene, 2200 Speith Road, Henryville, filed a petition to amend the Clark County Zoning maps from A-1 Agricultural to B-2 Community & Roadside Business for the purpose of commercial development located at SR 160 and Forestry Road, Henryville, Indiana (tabled from a previous meeting).

David Blankenbeker asked Connie Sellers to discuss the results of the meeting between Michael Gillenwater, Stacia Franklin, and she. She explained an agreement was made that no truck stop would be allowed on the property. Michael Gillenwater, attorney for the Greenes, gave the Board members a statement of commitments per that agreement, as well as the other volunteered conditions.

Michael Killen read the conditions proposed by the owners of the properties surrounding the petitioned property.

David Blankenbeker made a motion to recommend to the commissioners with the conditions offered. Connie Sellers seconded the motion. Motion carried 6-0.

5. 2018-14-PC: Ron Wiesenbach, 2804 Ebenezer Church Road, Borden, filed a petition to amend the Clark County Zoning maps from B-2 Community & Roadside Business to R-1 Single Family Residential for the purpose of a mobile home located at 211 Floyd Drive, Borden, Indiana.

Mr. Wiesenbach stated he would like to place a mobile home on the property for rent. Stacia Franklin read the list of adjoining. No adjoiner spoke to the petition. No audience member spoke to the petition.

David Blankenbeker commented to Mr. Wiesenbach the properties adjoining his will remain zoned for business.

Jim Atcher made a motion to recommend. Dan Callahan seconded the motion. Motion carried 6-0.

6. 2018-15-PC: David Shelton, 23206 Daisy Hill Road,, Borden withdrew his petition for a rezoning and will refile with the Clark County Board of Zoning Appeals for a variance.
7. 2018-10-PC: Jacob Schuler, 1721 West St. Joe Road, Sellersburg, filed a petition to amend the Clark County Zoning maps from A-1 Agricultural to B-3 General Business for the purpose of a trucking company and limited automobile sales located at 1721 W. St. Joe Road, Sellersburg, Indiana.

Jack Vissing, attorney, explained the reasoning behind the requested rezoning. He stated the business would be very small, with no lighting or signs. Jacob Schuler stated it would be one to two cars a month for sales and the trucking company is just for transporting the cars he would be selling.

Stacia Franklin read the list of adjoining.

David Lefler, 1711 W. St. Joe Road, Sellersburg, expressed concern about what else was allowed in a B-3 zone.

Dale Cook, 1705 W. St. Joe Road, Sellersburg, complained of a trucking company at the other end of St. Joe Road, across SR 60.

Linda Silletto, 4014 Crimson Point Drive, Jeffersonville, stated her concern regarding the B-3 zoning, rather than B-2 zoning, the number of cars and trucks if the business grows, and if the Schulers sell their property to some other person or business.

David Blankenbeker recommended a Use Variance rather than a rezoning or volunteered stipulations for the use of the land. Mr. Vissing agreed to have a statement of commitments signed and recorded for the Commissioners' meeting.

David Blankenbeker made a motion to recommend approval subject to the list of commitments. Wally Estes seconded the motion. Motion carried 6-0.

8. Plan Commission Business

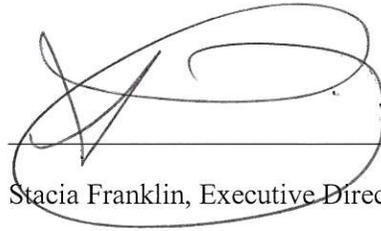
- a. Approval of GIS flood layer annual fee: Stacia Franklin explained the annual fee associated with maintaining the Clark County 2018 flood layer and asked for approval to pay the annual maintenance fee to keep the layer as a basemap for the GIS. David Blankenbeker made a motion to approve. Connie Sellers seconded the motion. Motion carried 6-0.
- b. Approval to allow Executive Director to make financial decisions in emergency situations: Michael Killen explained a meeting or special meeting is needed to approve funds and in emergency situations, a meeting cannot be held in time to pay for services required, such as drone flyovers during a flood. David Blankenbeker made a motion to allow the Executive Director to make financial decisions in emergency situations, not to exceed \$10,000, as long as he/she received the concurrence of the President or Vice President or the Commissioner member of the Plan Commission to confirm it is an emergency. In the event of an absence of the Executive Director, the acting Executive Director would be allowed to make these decisions. Dan Callahan seconded the motion. Motion carried 6-0. Stacia Franklin recommended adding this to the Executive Director job description, per David Nachand's suggestion.

- c. 2018 Clark County Flood Report: Stacia Franklin discussed the report of the 2018 flood to the Board members. Connie Sellers made a motion to accept the report into record. Jim Atcher seconded the motion. Motion carried 6-0.
- d. Amendment to the Clark County Subdivision Control Ordinance: No parking on or around islands in subdivisions: Stacia Franklin described the issue deriving from a complaint and Brian Dixon's, County Engineer, request to amend the ordinance. The Board decided parking issues on county roads are to be regulated by the County Sheriff.
- e. 205 Dalton Street -33 foot setback for duplex built in 2010: Stacia Franklin explained the issue as brought to her by Brian Dixon, County Engineer. The Board asked for Brian Dixon to email the Board with this issue for clarification.
- f. Amendment to the Clark County Zoning Ordinance: M-2: Concrete Plants: Stacia Franklin stated it was published. David Blankenbeker made a motion to recommend for approval to the Commissioners. Dan Callahan seconded the motion. Motion carried 6-0.
- g. PUD Minimum Requirement Amendment: Stacia Franklin stated it was not published and described the amendment to the Board removing area requirements for PUD zones. Stacia Franklin will have it published for the next meeting.
- h. Other Plan Commission Business
 - i. Stacia Franklin asked for a refund or monetary assistance to repost a public notice for David Shelton.

Meeting adjourned at 6:25 p.m.



Michael Killen, President



Stacia Franklin, Executive Director