



**CLARK COUNTY PLAN COMMISSION**  
**April 13, 2022**

The regularly scheduled meeting of the Clark County Plan Commission was held on Wednesday, April 13, 2022 starting at 5:00 p.m. in the County Council Room, Room 418, Fourth Floor, Clark County Government Building, Jeffersonville, Indiana.

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

Bart Meyer  
Kevin Christman  
Connie Sellers  
Guy Guernsey  
Eric Morris  
Janne Newland  
Wally Estes  
Harold Hart  
David Nachand  
Cathy Denison  
Amy Williams  
Jason Stanley  
Stacy Gettings

The following appeared on the Plan Commission Agenda:

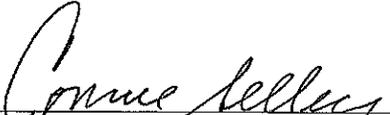
1. Call to Order: Guy Guernsey, Vice President, called the meeting to order at 5:00 p.m.
2. Approval of the minutes from the prior meeting, March 9, 2022. Motion to approve was made by Janne Newland, Connie Sellers seconded the Motion. Motion carried 8-0.
3. Approval of the Agenda Items. Janne Newland made the motion to approve, Connie seconded the motion. Motion carried 8-0.
4. David Nachand read the rules of the meeting.
5. Old Business:
  - a. 2022-02-PC: Woodstream Development, LLC, requests a Zone Map change from AG to R2 on Parcel number 10-03-13-500-209.000-003, 8611 Burdette Drive, Charlestown, In. 47111 for a single family residential development.
  - b. 2022-03-PC: Woodstream Development, LLC, request a Zone Map change from AG to R2 on parcel numbers: 10-03-13-500-179.000-003, 10-03-13-50-178.000-003, and 10-03-15-300-009.000-003, located at 1608 Charlestown-Memphis Rd., for the purpose of a single family residential development. Chris Jackson, Petitioner, 925 McIntyre Rd., New Washington, In. represented Woodstream Development. Additional owners are Dan Christiani, Abbot & Abbott Farms, LLC, and Tina Jorae. Chris provided a packet of additional information as well as a blow up of the development on an easel to

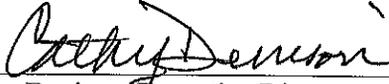
show the plat layout and entrances and exits. Chris stated the development will be single family homes, approximately in the \$300,000 price range with a cap of 150 homes. Josh Hillman with Woodstream Development also spoke on behalf of the petitioner. They included the 2019 zoning map and comprehensive plan identifying medium density residential. Cathy Denison read the staff report and list of adjoining. David Reed, 8609 Redbud Drive, Charlestown, In. came forward to speak on behalf of the adjoining, and gave the Board members a copy of a petition signed by nearly 200 residents from Lakeside development. For the most part, David spoke of the concerns of the residents about the traffic and width of the roads and adding approximately 300 additional vehicles. He states that this new development will impact the lives of the residents and it would make the roads more dangerous than they already are. Jennifer Swanson, 1512 Charlestown Memphis Rd., submitted the petition to 171 signatures against the petition. She also states the roads are narrow and in poor condition, also in a blind curve near the entrance. She presented pictures of the road condition. Diane Palmer, 1505 Charlestown Memphis Rd., stated that cars fly by on Charlestown Memphis Rd and knows someone who was hit on the road. They feel that this approval would only be for the developer's personal gain. Keely Foster 8571 Lakewood Dr., Charlestown, In. stated she did not receive a letter this time but she did for the previous hearing and wanted to speak. She is not apposed to the subdivision going in, just the traffic. Doris Gettings commented she knows progress needs to happen, but there should be an access point that doesn't go through Lakewood Subdivision. Steve Dispain, 3613 Red Bud Dr., feels 90% of cars will come through their subdivision. Steve Marker said they are going to have lots of construction equipment will be coming down Charlestown Memphis Rd.. The road is not able to handle all the traffic and it is a safety issue. Kate Brown, 1106 Charlestown Memphis Rd., stated a rural area doesn't exist any longer. Diane Thomas, 1704 Memphis Rd stated that she is very concerned with the traffic and speeding along Charlestown Memphis road and they do not want the development. Chris Jackson commented they could not open a third entrance in Danbury Oaks because that development belongs to Charlestown. Connie Sellers discussed the conditions for construction. Brian Dixon, County Engineer is aware of the road conditions but saw no problems when asked. Greg Fifer, attorney for the Petitioner stated that when the development plan is presented, they will consider additional conditions. Eric Morris made a motion to approve with the condition that the Burdette entrance not be used for construction vehicles, only single family homes and capping off at 150. Wally Estes seconded the Motion. Motion passed 7-1 with Janne Newland voting against.

6. New Business:

- a. 2022-04-PC: R & W Property Service, LLC, is requesting a Zone Map change from R2 to R4 for a multi-family development located at 4218 Perry Crossing Rd., Sellersburg, In. 47172. (Parcel number 10-10-16-700-180.000-032). Nathan Grimes spoke for the petitioner. No proof of water and sewer has been provided. Petitioner stated they cannot convert to sewer due to it is currently at full capacity. According to Todd Webb at the Health Dept., the area cannot have septic, and according to the UDO, multi-family residences must be on sewer. Connie made a motion to table the petition to the May 18, 2022 at 5:00 at the new government building, 300 Corporate Drive, Jeffersonville, In. Guy seconded the Motion. Motion carried 8-0
- b. 2022-05-PC: Plains of Millan Vacation: J & J Development is requesting the existing plat and deed restrictions for the Plains of Millan be vacated, (see attached parcel numbers).
- c. 2022-06-PC: J & J Development is requesting a secondary plat for the Plains of Millan (replat of Plains of Millan, Section 1) and to be consolidated into a section of the Waters of Millan (see attached list of parcel numbers). Brad Rhinehart, representing J & J Development stated the original plat of Plains of Millan had a slight change on one lot which was split into a smaller unbuildable lot and a small common area. The preliminary plat was approved in 2020. This secondary plat would have been administratively approved, but since the change was made on the one lot it had to be approved from the Board. Cathy Denison read the staff report. Harold Hart made a motion to vacate the plat and covenants of Plains of Millan and becoming a section of the Waters of Millan. Wally Estes seconded the motion. Motion passed 8-0.  
Connie made a motion to approve the secondary plat. Wally seconded the motion. Motion carried 8-0.

7. Election of President: Guy Guernsey made a motion to elect Connie Sellers as President of the Plan Commission. Wally Estes seconded the motion. Motion carried 7-0.
8. Reports, Resolutions and Communications:
  - a. There was no Planning Director Report.
  - b. Collection Report: Cathy Denison reported that the Collection account referred to the non-reverting fund account for Planning & Zoning currently has \$425,302.09 in the account. She asked if funds needed to be transferred to the General Funds account through the Audit Dept. Connie stated that \$200,000 was allowed to be accumulated annually. No funds have been transferred in the last two years, but the amount is still within the approved amount and covers our budgeted expenses. Connie suggested we talk to Scott Lewis, County Attorney, to be sure this is correct. Amy Williams said the amount in the budget should be covered by the non-reverting fund from money brought in to the office for permit fees.
  - c. David Nachand reported that Jason Wooldridge was settled in court. The judge is taking it under advisement. We are requesting that he put up a buffer between his property and the adjoining subdivision, as well as remove the heap of metal and trash on the property. David had e-mailed John Kraft, attorney for Mr. Wooldridge and has not responded. Due to the length of time we have been working with Mr. Wooldridge and the lack of response to the violation letters, David has asked the judge to make a judgement. Mr. Jackson, owner of Hillbilly Jeep was settled by paying a fine of \$2,500 and required to build a fence and remove the dozens of undrivable vehicles on his property that spill over to the neighbor's property. He was fined and given 60 days to comply.
  - d. Guy made a motion to adjourn the meeting, Wally seconded the motion. Motion carried 8-0. Meeting was adjourned at 6:20 P.M.

  
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Connie Sellers, President

  
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Cathy Denison, Executive Director