

CLARK COUNTY PLAN COMMISSION

JANUARY 10, 2018

A regular scheduled meeting of the Clark County Plan Commission was held on January 10, 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
Jack Coffman – President
Terry Conway
Jim Atcher
Michael Killen
David Blankenbeker – County Surveyor
Wally Estes
Stacia Franklin – Executive Director
Jeremy Corbett – Code Enforcement Officer
David Nachand - Attorney

The following Board Members and Staff were absent:

Terry Conway

The following appeared on the agenda:

1. Call to Order. Jack Coffman called the meeting to order at 5:00 p.m.
2. Approval of the prior minutes from the November 8, 2017 meeting. Michael Killen Made a motion to approve. Jim Atcher seconded the motion. Motion carried 7-0.
3. Election of Officers. Due to impending appointments by the Commissioners of new members to the Plan Commission, David Blankenbeker made a motion to keep all officers in current positions until the new Board is constituted. Michael Killen seconded the motion. Motion carried 7-0.
4. 2018-04-PC: Hawthorne Glen LLC, 2709 Blackiston Mill Road, Clarksville, filed a petition for a final plat approval for Hawthorne Glen, Section 12 -23 lots – Covington Drive, Charlestown Township, Charlestown, Indiana. Michael Killen made a motion to approve. Wally Estes seconded the motion. Motion carried 7-0.
5. 2018-02-PC: MCO Properties LLC, PO Box 1605, Jeffersonville, filed a petition for an amendment to the Clark County Zoning maps to rezone from a B-3 General Business Zone to an A-1 Agricultural Zone for the purpose of a residential subdivision located at High Jackson Road and Stacy Road, Charlestown Township, Charlestown, Indiana.

Jason Copperwaite, Paul Primavera & Associates, discussed the property and it was surrounded by A-1 zoning. David Blankenbeker asked if it was considered to rezone to R-1 Single Family Residential Zone and Mr. Copperwaite stated the rest of the proposed subdivision is zoned A-1 and the neighborhood covenants would carry restrictions to regulate the A-1 zoning.

Stacia Franklin read the list of adjoiners. No adjoinder spoke on the matter. Jack Coffman asked if anyone in the audience wished to speak on the petition.

Susan Wheatly-Huff, 221 Bartholemew Boulevard, Jeffersonville, asked what price of homes would be located in the subdivision. Michael Killen explained this petition is for the rezoning only and Ms. Huff could ask her questions for the next petition.

- Michael Killen made a motion to make a positive recommendation the Commissioners to rezone the property from B-3 General Business to A-1 Agricultural. Jim Atcher seconded the motion. Motion carried 7-0.
6. 2018-03-PC: MCO Properties LLC, PO Box 1605, Jeffersonville, filed a petition for a preliminary plat approval for Jackson Fields – 27 lots – High Jackson Road, Charlestown Township, Charlestown, Indiana.

Jack Coffman stated any approval for this petition would be contingent on the Commissioners approval for the rezoning of the previous petition.

Jason Copperwaite, Paul Primavera & Associates, concurred with Mr. Coffman's statement regarding the contingency. He explained the proposed subdivision and the use of septic tanks on individual lots rather than a sewage system. He also stated this subdivision would be upscale in nature with a minimum of \$200,000 for each home.

David Blankenkaker and Jack Coffman discussed road frontage, sidewalks, green space, and easements for the subdivision. Michael Killen read requirements for home sizes from the restrictive covenants. Matt Oakley stated the minimum house price would be closer to \$300,000.

Stacia Franklin read the list of adjoiners.

Keith Couch, speaking on behalf of Marvin Couch, stated the Couch Farms, an existing cattle and grain operation, will remain in operation across from the proposed subdivision, along with the sounds and smells of such an operation.

William Goodwin, 6020 High Jackson Road, stated he owns the land surrounding the proposed subdivision and wanted to be certain his farming operation would not be affected by the proposed subdivision. He discussed the history of the land and of his meeting with the developer.

Jason Copperwaite offered a clause in the restrictive covenants informing the residents of the surrounding agriculturally-used lands and the sounds and odors associated with that use.

Jack Coffman asked if anyone in audience wanted to speak to the petition. No audience member spoke on the issue.

Michael Killen made a motion to approve the preliminary plat of Jackson Fields contingent on the final approval from the Commissioners for the previous petition's rezoning and the addition of the clause in the covenants regarding the surrounding agricultural land. David Blankenkaker seconded the motion. Motion carried 7-0.

- 2018-01-PC: Alex Houchens, 1101 Logan Street, Louisville, filed a petition for an amendment to the Clark County Zoning maps to rezone from an A-1 Agricultural Zone to a B-2 Community and Roadside Business Zone for the purpose of a meadery located at Bethlehem New Washington Road, Washington Township, New Washington, Indiana.

Alex Houchens, 1101 Logan Street, Louisville, handed out drawings of the proposed building if the rezoning is approved. He explained the building, parking, tasting room, and residence on site. He also discussed the traffic and the definition of a meadery.

Stacia Franklin discussed agrotourism and zoning issues with like businesses. David Blankenkaker explained volunteering restrictions on the property if a B-2 zoning is granted, to which Mr. Houchens agreed. Mr. Blankenkaker asked the commitments be in writing and recorded to be forwarded to the Commissioners for final approval.

Jack Coffman asked if the BZA does not grant a variance to allow Mr. Houchens to live onsite, if it would affect the business. Mr. Houchens stated he would have other plans to continue with the meadery.

Stacia Franklin read the list of adjoiners. No adjoiners spoke on the petition. Jack Coffman asked if any other audience member wished to speak on the issue.

Jonathon Cox, 6416 Bethlehem New Washington Road, explained his family moved from Louisville to his land for the purpose of living and hunting and shooting. He voiced his concern over safety, insurance, and the ability to continue to use his land as he has in the past.

Jack Coffman stated no changes would occur with Mr. Cox's property. Mr. Cox stated, with the commitments on the property, he is in favor of the rezoning.

David Blankenbeker asked about the financial aspects of the meadery and Mr. Houchens explained most of his business sales would come from product sales and not the tasting room. Michael Killen compared the proposed business to the Brown County Winery as far as size and customer traffic.

Jack Coffman discussed Huber's Winery and Orchard and the increased traffic during certain times of the year in that area, such as Bethlehem on The River.

Mr. Houchens stated the parking would be sized appropriately and Stacia Franklin stated the building codes would require a certain number of parking spaces, including paved ADA-compliant spaces, and there is enough land if Mr. Houchens wanted to provide overflow parking.

Troy Daniel, 6304 Bethlehem New Washington Road, expressed his concern with the odors from a meadery, as well as the current traffic on the road.

Mr. Houchens described the mead-making process and that all components are in self-contained, sealed vats where no odor would be emitted. He also addressed the growth of the business and he has no intentions of expanding the tasting room.

Dan Callahan made a motion to approve a positive recommendation to the Commissioners to rezone the property on Bethlehem New Washington Road with the recorded commitments and subject to the approval of the variance to allow Mr. Houchens to live onsite of the business. Michael Killen seconded the motion.

David Blankenbeker asked the property be well-maintained and adjust to increase pedestrian and vehicular traffic. Motion carried 7-0.

8. Plan Commission Business: Stacia Franklin presented the 2017 Annual Report for the Office of Planning & Zoning. David Blankenbeker made a motion to approve the 2017 Annual Report. Michael Killen seconded the motion. Motion carried 7-0.

Michael Killen made a motion to adjourn. Dan Callahan seconded the motion. Motion carried 7-0. Meeting adjourned at 6:30 p.m.



Jack Coffman, President

Michael Killen



Stacia Franklin, Executive Director