



CLARK COUNTY PLAN COMMISSION
July 14, 2021

The regularly scheduled meeting of the Clark County Plan Commission was held on Wednesday, July 14, 2021, 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 members were present at the meeting:

Michael Killen, President
Janne Newland
Dan Callahan
Eric Morris
Bart Meyer
Connie Sellers

Staff:

David Nachand, Attorney
Amy Williams, Interim Director
Jason Stanley, Building Commissioner

The following members were absent from the meeting:

Simon Kafari
David Blankenbeker
Wally Estes
Cathy Denison

The following appeared on the Plan Commission Agenda:


1. Call to Order: The Meeting was called to order by Michael Killen at 5:00 p.m.
2. Approval of the minutes from the June 9, 2021 Minor Plat meeting: Dan Callahan made the Motion to approve, Connie Sellers seconded the Motion. Motion carried 6-0.
3. Approval of the Minutes of the June 9, 2021 Plan Commission meeting: Janne Newland made the Motion to approve, Bart Meyer seconded the Motion. Motion carried 6-0.
4. Approval of Agenda items: Kevin Cristman was appointed to the Board as the County Extension Agent replacing Simon Kafari for one year.
5. New Business:
 - a. Docket 2021-09-PC: Port Building Systems, Inc. Jared Portukalian requests rezoning from B1/R1 (split zoning) to B2 for parcel number 10-02-01-000-010.000-026 (13716 Hwy 60, Borden, In. 47106). Jared did not appear nor did anyone from Port Building Systems, Inc. The Petition was tabled to the end of the Agenda.(See item E.)
 - b. Docket 2021-10-PC: CCL LLC/Walter Coppinger requests a rezoning from AG to R2 for 10-02-19-900-125.000-026 (Bennettsville Road, Memphis, In. 47143). Walter Coppinger, 614 Erin Dr., Jeffersonville, In. appeared to represent the LLC. The request is for future development of single

family homes, with 14 lots. The reason for the rezoning was due to the size of one lot being smaller than required in an AG zone. Electric, sewer and water companies have been approved. This was not part of the original plat of Sunset Hills. The fire department did request fire hydrants. Amy Williams read the list of adjoiners. There were no adjoiners in the audience. Eric Morris made the Motion for a favorable recommendation with the conditions: 1) Permitted uses shall only include single-family detached dwellings; 2) Developer will install fire hydrants per fire district standards; 3) Structures will not include manufacture housing; and 4) Primary plat approval is conditional upon approval of the rezoning application (Petition 2021-10-PC). Bart Meyer seconded the Motion. Motion carried 6-0..

- c. Docket 2021-11-PC: CCL LLC/Walter Coppinger requests primary plat approval for 10-02-19-900-125.000-026 (Bennettsville Road, Memphis, In. 47143) (Petition # 2021-10-PC). Motion was made by Eric Morris to approve the Primary Plat with conditions 1) permitted uses shall only include single-family detached dwellings; 2) Developer will install fire hydrants per fire district standards; 3) Structures will not include manufacture housing; and 4) Primary plat approval is conditional upon approval of the rezoning application Motion seconded by Connie Sellers. Motion carried 6-0.
 - d. Michael Killen asked Amy Williams, interim Director of Planning & Zoning to introduce Kevin Christman. Marilyn Sink Administrator of the Agriculture Extension Board presented Mr. Cristman and agreed to sit in the meetings if Kevin was not available, but his commitment is for one year.
 - e. Michael Killen asked for a Motion to table Docket 2021-09-PC: Port Building Systems to the August 18, 2021 meeting at 5:00 p.m. Connie Sellers made the Motion to table the Petition. Dan Callahan seconded the Motion. Motion carried 6-0.
6. Reports, Resolutions, and Communications:
- a. Amy Williams read the Final Plats that have been Approved:
 - i. 2021-05-PC: Champions Pointe, Section 9
 - ii 2021-08-PC: Juniper Ridge, Section 2 (Minor Plat)
 - iii 2021-12-PC: Deerfield Crossing, Section 3 (pending Approval)
 - b. Interim Planning Director Report:
 - i Geospatial is on track to go live August, 2021.
 - ii .Digital filing is on track to begin within a few weeks.
 - iii An additional violation has been sent to Mr. Woolrich as he hasn't complied nor responded to UDO violations
7. Meeting was adjourned at 5:45 p.m.



Amy Williams, Interim Director



~~Michael Killen, President~~
Dan Callahan, Vice President