



## **CLARK COUNTY PLAN COMMISSION December 14, 2022**

The regularly scheduled meeting of the Clark County Plan Commission was held on Wednesday, Dec. 14, 2022, starting at 5:00 p.m. at the Clark County Government Building, 300 Corporate Drive, Room 103, Jeffersonville, Indiana.

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

Connie Sellers, President  
Guy Guernsey, Vice President  
Wally Estes  
Kevin Christman  
Harold Hart  
Bart Meyer  
David Nachand  
Amy Williams  
Cathy Denison  
Jason Stanley  
Stacy Gettings

The following appeared on the Agenda:

1. Call to Order: Connie was in another meeting so Guy called the meeting to order at 5:00 p.m.
2. Approval of the prior minutes from the Nov. 9<sup>th</sup>, 2022 meeting: Bart made a motion to approve the minutes as reported, Eric seconded the motion. Motion carried 5-0.
3. Approval of the Agenda items: Eric made the motion to approve tonight's agenda, Bart seconded the motion. Motion carried 5-0.
4. David Nachand read the rules of the meeting.
5. New Business: Docket 2022-21-PC: DGOGBorden, LLC (Dollar General Store, Borden, In.) Parcel # 10-16-00-300-487-000-036, located on Water Street, Borden In. requests a zone change from an R-1 residential district to a B-2 General Business District in order to open a new retail store. Ty Eshleman, 218 W. Lafayette St., Ottawa, IL 61350, represented Dollar General Store. The hours will be 8:00 a.m. until 9:00p.m. and the company did conduct a traffic study per INDOT. He stated there would be a privacy fence as a buffer to the neighbors and lighting will be faced downward in order to not shine into neighboring residents. Guy asked the Board if there were any questions. Bart made a motion for a favorable recommendation to the Commissioners for a zone change from R-1 to B-2. Wally seconded the recommendation. . Motion carried 5-0.
6. Other Business:
  - a. Solar Field Fees: Jason had done research and presented information from other counties and site comparisons from those counties. He handed out a fee proposal based on megawatts to the Board. Some counties had a cap and some did not. This will not be voted on tonight because the fees have to be published in the newspaper for public hearing prior to a vote. Jason is going to condense the proposal and present it again at the January meeting. No vote can be taken until the fees are published in the newspaper. Amy reminded the Board that the Ordinance has been approved in October, 2022. Connie entered the meeting at

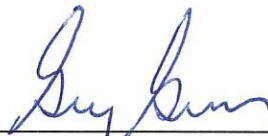
5:25 p.m. Jason brought Connie up to speed with the major points of the comparisons and fees. Eric left the meeting at this point. Connie also mentioned whoever owns or leases the property pays the property tax. Some type of tracking will also need to be put in place to monitor the bonding process. Discussion continued about the concern for the landowners and their responsibility if the Solar company backs out or stops paying. A meeting supported by the Ag Agent was a suggestion for the county to inform landowners and answer their questions. David suggested drafting a fee schedule for the Board to discuss at the next meeting. The proposed fee schedule would need to be published prior to a vote.

- b. Renewal of Amy Williams contract: Amy's contract as Consultant with Planning & Zoning ends 12//31/2022. Discussion was held as how many hours per month she assists Planning & Zoning and how much she charges per hour (\$145 per hour). Cathy asked that Amy remain as consultant because she is still learning a lot, having just taken over the Director position Jan. 2022, especially in working with new developments and subdivisions and Amy has been providing her with training. Bart made a motion to accept Amy's contract for another year, Connie seconded the motion. Motion carried 5-0.
- c. Map Plotter: Cathy had looked into pricing on a map plotter instead of using the surveyor's office. The surveyor's office has agreed to help our department out by allowing us to use their plotter.
- d. Christmas Party: Cathy asked permission to close the office early Dec. 16<sup>th</sup> for a Christmas lunch for the staff. Bart made a motion to approve, Connie seconded the motion. Motion carried 5-0.
- e. Planning & Zoning: The number of residential permits dropped slightly this month, likely due to time of year and construction costs.
- f. Guy made a motion to adjourn, Kevin seconded the motion. Motion carried 5-0. Meeting was adjourned at 6:05. Next Plan Commission meeting will be scheduled for Jan. 11, 2023.



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Cathy Denison, Secretary,  
Exec. Director, Planning & Zoning



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Connie Sellers, President  
Guy Guernsey VICE PRESIDENT