



CLARK COUNTY PLAN COMMISSION
March 9, 2022

The regularly scheduled meeting of the Clark County Plan Commission was held on Wednesday, March 9, 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
David Nachand
Cathy Denison
Amy Williams
Jason Stanley
Stacy Gettings

The following Board Members were absent from the meeting:

Janne Newland
Michael Killen
Wally Estes
David Blankenbeker

The following appeared on the Plan Commission Agenda:

1. Call to Order: The Meeting was called to order by Vice President, Guy Guernsey, at 5:00 p.m.
2. Approval of the Minutes from the February 9, 2022 Plan Commission meeting. Guy called for a Motion for the February minutes approval. Connie Sellers made a motion to approve the February minutes, Eric Morris seconded the Motion. Motion carried 5-0.
3. David Nachand read the rules of the meeting.
4. Approval of Agenda items: There is no new business; the agenda items were tabled from the March 9, 2022 meeting.
5. Old Business:
 - a. 2022-02-PC: Woodstream Development, LLC, requests a re-zoning 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. Connie Sellers spoke with Bryan Dixon about the roads and restrictions to the entrance off Lakewood. She asked if this petition ids passed, all maintenance and construction vehicles use the Charlestown-Memphis Road entrance only. Bryan had mentioned using Danbury Oaks, however, that is a subdivision adjacent but is under the jurisdiction of Charlestown. Chris Jackson agreed to the

condition of using the Charlestown-Memphis entrance. The entrance on Burdette cannot be used and will be barricaded. Christ mentioned the total number of homes is capped at 150 units.

Greg Fifer was present to represent the petitioner. Bart Meyer asked about a traffic study. Connie stated that the more houses that are built, the more money that will be allowed from the state. Guy asked for a Motion. Connie made a motion to pass 2022-02-PC with the following conditions:

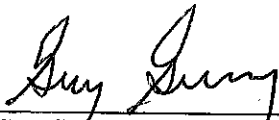
1. The Burdette entrance will remain barricaded
2. There will be no maintenance or construction vehicles entering from Burdette
3. There is a cap of 150 homes built
4. All homes will be single family homes

Eric Morris seconded the motion. Motion carried 5-0. Bart Meyer asked if he could abstain his vote because he wasn't at the previous meeting and felt that he wasn't aware of a lot of the feelings of the adjoiners and up to date on the details of the petition. Connie made a motion to table the petition to the next meeting, April 13, 2022. Eric seconded the motion. Motion carried 5-0 to table the petition.


- b. 2022-03-PC: Woodstream Development, LLC, requests a re-zoning change from AG to R2 on parcels numbers: 10-03-13-500-179.00-003, 10-03-13-500-178.000-003, and 10-03-15-300-009.000-003. Greg Fifer asked about starting the Petitions again in order for the Board to hear the presentations from the beginning. Mr. Fifer agreed to re-publish the public notice for the April 13, 2022 meeting. Both petitions will be tabled to the April 13, 2022 Plan Commission meeting.

6. Reports, Resolutions, and Communications:

- a. Planning Director Report: GeoPermit programs went live on our web site as of February 25, 2022. We encountered a few kinks with payments, however the billing department of Heartland has been very easy to work with and has helped resolve those issues. The Treasurer's department is still working out a few issues but for the most part, the new system has been working out.
- b. Permit collections for the month of February was \$8,047,879 for estimated construction costs.
- c. David Nachand reported that Woodridge is scheduled for court on March 29, 2022. Jackson is getting resolved within the next week or he will file a motion to the judge to rule. David made an additional comment regarding the issue with the tabling of Woodstream Development. There was an issue on the public notice signs stating the change was from AG to R1, then changed the signs to R2. The original application had been to change from AG to R1 and they changed it the next day to R2. It's in the best interest of the public to start at the beginning, including public notice.
- d. Adjournment: Kevin Christman made a motion to adjourn, Connie seconded the motion. Motion carried 5-0. The meeting adjourned at 5:37 p.m. The next regularly scheduled meeting of the Clark County Plan Commission will be held April 13, 2022, at 5:00 p.m.



Guy Guernsey, Vice President



Cathy Denison, Secretary