



CLARK COUNTY PLAN COMMISSION
February 8, 2023

The regularly scheduled meeting of the Clark County Plan Commission was held on Wednesday, February 8, 2023 starting at 5:00 p.m. in the Clark County Government Center, Room 103, Jeffersonville, In. 47130.

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

Guy Guernsey
Connie Sellers
Bart Meyer
Eric Morris
David Ruckman
David Abbott

The following Board Members were absent from the meeting:

Wally Estes
Erin Cassady

The following Staff members were present at the meeting:

Amy Williams
David Nachand
Cathy Denison
Jason Stanley
Stacy Gettings

The following appeared on the Plan Commission Agenda:

1. Call to Order: Connie Sellers called the meeting to order at 5:02 p.m.
2. Introduction of new members: The new members, Erin Cassady, new Purdue -Ag Extension representative and Larry Bison, appointed by the Commissioners at their Feb. 16th meeting, were not in attendance at this meeting. Connie held a discussion regarding the placement of new members. It was decided that the member could not be a Republican. She also suggested a short session with new members to give them direction on their responsibilities as a Board member. We will plan this with Larry and Erin and any other current member who would like to attend, in the next few weeks.
3. Approval of the prior minutes from the Dec. 14, 2022 meeting and the minutes from the January 11, 2023 meeting. Bart made a motion to approve, Guy seconded the motion. Motion carried 6-0.

4. Approval of the Agenda items: Eric made a motion to approve; Guy seconded the motion. Motion carried 6-0.
5. No new business on the Agenda.
6. David Nachand went over the Rules of the Meeting.

7. Other Business:

- a) Public Hearing: Connie opened the public hearing at 5:06. First item on the agenda was the proposed fee schedule for Solar Energy Systems:


Jackson Dougherty from BrightNight Solar Energy Company, spoke regarding the fee schedule which was passed at the previous Plan Commission Meeting. He presented comparisons from other counties than he had, showing a lower fee schedule. No one else was in the audience to speak for or against the solar fees. Jackson discussed meeting with utility companies and Clark County Landowners, of up to 3700 acres throughout the County. The fee calculation for the project they are interested in doing in Clark County is higher than anywhere else they have worked with in this area (over \$800,000) He is requesting that the fees could be scaled back to lower the fees. Connie asked Jason to discuss his research and comparisons and how he calculated the fees for Clark County. Jason used a variety of comparisons throughout the State and averaged the fees.

Amy talked about the time and efforts involved for approximately 4000 acres, including three inspections at each solar field and the extreme amount of time required. She stated the hourly rate of \$175 per hour which was quoted to us by an outside electrician (City of Jeffersonville inspector). We would need to hire an outside contractor due to the amount of acreage involved and Planning and zoning only has two inspectors.

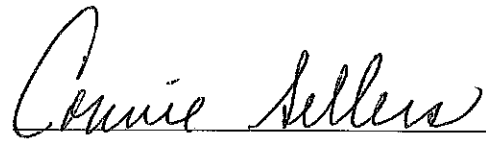
Connie asked for a Motion. Eric made a motion to approve the fee schedule for solar energy system fees, Guy made a motion to second the proposed fees. The Motion carried 6-0. A favorable recommendation will be sent to the Commissioners for Approval at their next meeting. Connie closed the public hearing.

- b) Plan Commission appointment to the BZA: Bart Meyer agreed to sit on the BZA Board as an appointment from the Plan Commission. Bart will replace Keith Coats on the BZA. A Motion was made by Guy to appoint Bart for one year as the Plan Commission Appointee, Eric seconded the Motion. Motion carried 6-0.
- c) Cathy handed out Qualification Statements and W-9 forms for the members to update and add their contact information.
- d) David Nachand read a letter from an attorney that is representing Freedom Lake. He has advised that the Plan Commission not go against them as a religious entity due to that being a civil rights violation. The local residents do have a right to file a lawsuit on their own. Clark County will continue to enforce the violations of safety, or any health and welfare violations.
- e) Cathy provided information on Development plans that were approved the previous month. These included Sycamore Village, developed by Bob Lynn, Wooded Glen, in Henryville, (now known as The Summit) development plan to add an athletic building and Circle K re-zoning in Borden (development plan is being provided to Jason).
- f) *Eric* ~~Bart~~ discussed the area on Highway 3, The Yard, that is allowing dirt and mud to run onto the highway. Jason will drive past there this week. Update: Jason had driven past the area on Hwy ³403 twice and it has been cleaned up both times.

- g) Planning & Zoning Report: Cathy gave the permit report of 7 new residential permits totaling \$1,310,474. Additional approvals were given of Sycamore Village (Bob Lynn), Wooded Glen development plan.
- h) Connie discussed concerns about the Renaissance Faire coming up in May (2 weekends). They need to apply prior to March 15 in order to be heard in the April BZA hearing for approval of a Special Exception. David said since they are advertising on Facebook, he asked Jason to contact the owner about all safety, health and welfare for the community. David told Jason he would get their address and write them a letter, possibly issuing a restraining order or there would be fines and penalties, possibly shutting them down. David continued by stating we could put a lien on the property. Cathy stated someone had fallen through the floor when she and Jason visited last spring, breaking their leg. She and Jason had told them to stop any new construction work for the B & B they were anticipating building, as well as telling them they needed permits for any new structures, ramps or remodeling including electrical, plumbing and HVAC. Since then, they have added a ramp leading down to the coliseum which they did not receive a permit for. Jason stated he would visit the location next week.
- i) Bart made a motion to adjourn and David seconded the motion. Motion carried 6-0. Meeting was adjourned at 5:40 P.M. The next Plan Commission will be held on Wednesday, March 8, 2023.



Cathy Denison, Secretary



Connie Sellers, President