



CLARK COUNTY PLAN COMMISSION
August 10, 2022

The regularly scheduled meeting of the Clark County Plan Commission was held on Wednesday, August 10, 2022, beginning at 5:00 p.m. at the Clark County Government Center, 300 Corporate Drive, Room 103, Jeffersonville, Indiana.47130

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

Board Members

Connie Sellers, President
Janne Newland
Guy Guernsey
Bart Meyer
Kevin Christman
Harold Hart
Wally Estes
Eric Morris

Staff

David Nachand, Attorney
Cathy Denison, Executive Director
Jason Stanley, Building Commissioner
Stacy Gettings, Planning Coordinator

The following appeared on the Plan Commission Agenda:

1. Call to Order: Connie called the meeting to order at 5:00 P.M.
2. Approval of the prior minutes from July 13, 2022: Guy made the motion to approve the minutes, Wally seconded the motion. Motion carried 8-0.
3. Approval of the Agenda Items: Janne made the motion to approve the agenda items, Guy seconded the motion. Motion carried 8-0.
4. David Nachand read the rules of the meeting.
5. New Business: Docket 2022-13-PC: Denton Floyd Real Estate, LLC, Petitioner is requesting a zone map change from B1/R2 mixed zoning to an R4 Multi family for the purpose of building apartments on Parcel # 10-09-08-800-112.000-030, located on Highway 311. This is vacant land owned by the Brummett Family Properties, LLC. John Kraft, Attorney with Young, Lind, Endres & Kraft, 126 W. Spring St. New Albany, In. represented Denton Floyd Real Estate in presenting the petition request. Clayton Pace, with Denton Floyd Real Estate, LLC, 309 Spring St., Jeffersonville, In. 47130. He presented a hand out showing the type of apartment homes they develop. There over 18 acres with 312 units along with amenities, which consist of 1, 2, and 3 bedroom apartments. There are 13 buildings proposed with 24 units in each building. John Kraft spoke and stressed that this meeting is only the land use, which is the re-zoning.

Connie asked about the annexation to Clarksville, since they are having to get Clarksville Sewer. She stated she did not understand why the petitioner did not go through Clarksville, rather than Clark County. David Nachand spoke about the commitment from the petitioner after being annexed.

Cathy Denison read the list of adjoiners. Dawn Starkey, 6711 Cedardale drive, Sellersburg, In. is very concerned about the apartments going in behind her property. She felt that the aesthetics would be a problem because of the

natural tree line since the apartments are three stories. She also questioned whether Cedardale would be open and connected to the highway.

Janet Brummett, 1718 Gutford Rd., Clarksville, In. 47130, her husband maintains the land, she is for the re-zoning because they want to sell the property.

Sara Hilton, 207 Deer Creek, Sellersburg, In. requests that the R2 zoning be kept and the setback changed to 30 foot.

Aaron Snook, 205 Deer Creek, Sellersburg, In. 47172, concerned about the property value of the neighborhood. Michael Riordan, 209 Deer Creek, represents the neighborhood, stating the serious flooding concerns. All the area drainage from Plum Run drains into the subdivision. He continued to show maps showing the flood zone. He handed out copies of letters from the neighbors.

Nathan V. Wolf, 6706 Cedardale, voiced similar concerns already voiced from other neighbors regarding the size and height, density, water flow. He stated the fact that Cedardale may be opened up but hasn't been discussed.

Amy Williams stated that a bufferyard would be required between the apartment complex and the residences.

David Evans, 6702 Cedardale, concerned about opening up the road, traffic and where it will be opened up onto Hwy 311.

Daniel Luallen, 6714 Cedardale, representing his family, concerned about the amount of traffic on County Line Rd. and not being able to get out onto the road. He also mentioned Silver Creek School system adding additional students overcrowding the school, he suggested someone speak to the school board.

Bob Stotts, 126 Meadow Dr., Deer Run HOA President, spoke about the traffic, and property values.

John Bradley, 633 Highway 111, wanted to reiterate the concerns of traffic, wondered about the entrance and exits. As well as the loss of the nature across the street.

Gail Henderson, 3117 Koehler Place, New Albany, In .represents the HOA of the neighborhood,

Tracy Faucett,, 3101 Laney Lane, Cobblers Crossing, Charlestown Rd is a nightmare, there is also another complex being built in Floyd County. Concerned about traffic and safety.

Michael Board, 7929 County Line Rd., has seen many wrecks at that intersection.

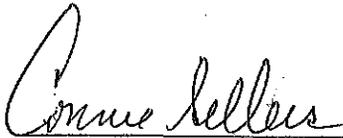
Eric Morris stated the comments and petition, flooding, traffic, that Clark County will have no say about the development plan due to the annexation. Kevin made a motion to table and give the petition an unfavorable recommendation, Bart seconded the motion.. Connie stated to table it and send to Clarksville will not solve the situation Mr. Kraft read the letter again from the Clarksville Water Company (attached) which stated they could provide water service to the apartments after a final plat is approved and annexation is complete. Kevin

made a motion to table and give the petition an unfavorable recommendation, Bart seconded the motion. Vote was 4-2-2 with Eric and Wally abstaining and Guy and Harold voting yes. Janne made a motion to table, no second to motion. Motion died. Amy stated that if the Plan Commission denied the petition, the petitioner would have to wait one year to reapply. David asked Amy if the petition was granted, does Clarksville have a multi-zoning ordinance similar to Clark County. Amy stated that Clarksville would likely classify the parcel as R-3 for multi-family and the setbacks are different 40/10/25. Connie said that no matter what the Plan Commission did, Clarksville will annex and re-zone the parcel and Clark County would lose control if it is denied. If the Plan Commission controls it, she suggested a voluntary commitment from the applicant in order for the control to stay with the property. Brian Dixon, County Engineer has said that he wants a second entrance and is concerned with the egress and ingress to Highway 311 and it would be a right-in,- right-out. There were four unfavorable votes which are not enough to carry since the majority is five. The Motion failed., Janne made a motion to table the petition and speak to Clarksville. Bart does not want to talk to Clarksville because they don't have to make a commitment to what they say they would do and we would lose control. Harold discussed current setbacks and those of Clarksville. Amy said we would still control use of the road unless Clarksville also takes the road. Clayton offered to do a traffic study. Guy mentioned Clark County's setbacks are better than Clarksville. Connie suggested there be no recommendation to the Commissioners and asked the Board to try to come up with ways to remedy this situation. Bart made a motion to pass a "no recommendation", Guy seconded the motion. Motion carried 7-1 with Kevin voting Nay. The plan commission will forward no recommendation to the commissioners.

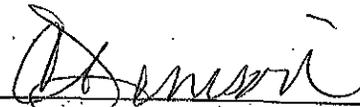
Sewer

Sewer department

6. a. Public Hearing for the Amendments to the UDO: Connie asked for a motion. Guy made a motion to accept the amendments to the UDO, with removing amendment 2 (maximum age of a manufactured home when placed. motion seconded by Janne. Motion carried 8-0.
- b. Planning & Zoning Director Report/Collections and Fees Report: Cathy gave the report for permits issued and amount of fees
- c. Council meeting for the Inspector position salary increased to a base of \$45,000 with a \$1,000 bonus for each certification received.
- d. Jason Stanley/Wally Estes: Purchase of department automobile. Wally found a Chevy truck at John Jones, Salem. Purchase agreement has been made and Jack Coffman signed the purchase order.
- e. Legal report: nothing new to report. Jason reported that Jason Wooldridge has still not removed the pile of debris as required.
- f. Adjournment: Meeting adjourned at 6:40 P.M.



Connie Sellers, President



Cathy Denison, Secretary



Re: Denton Floyd Development Group, 6800 Charlestown Road, Sellersburg, IN 47172

To Whom This May Concern,

The Town of Clarksville has verified that Sanitary Sewer Service is readily available for the site address above. The applicant will be permitted to connect to the Town's sanitary sewer system, after completion of the annexation process and approval of the Final Development Plan

Any questions regarding this may be directed to Clarksville Wastewater at 812-283-1431.

Sincerely,

A handwritten signature in black ink that reads "Brittany Montgomery". The signature is written in a cursive, flowing style.

Brittany Montgomery
Town of Clarksville Utility Director