

CLARK COUNTY PLAN COMMISSION

April 12, 2017

A regular scheduled meeting of the Clark County Plan Commission was held on April 12, 2017, at 5:00 p.m. in the Conference Room, Fourth Floor, Clark County Government Building, Jeffersonville, Indiana.

The following Board Members and Staff were present in the open meeting:

David Blankenbeker – County Surveyor
Jack Coffman – President
Wally Estes
Stacia Franklin – Executive Director
Simon Kafari – Ag Agent
Michael Killen
Ipo Majuri – Code Enforcement Officer
David Nachand – Attorney
Jim Atcher
Kent Witten

The following Board Members and Staff were absent:

Dan Callahan
Terry Conway

The following appeared on the agenda:

1. Call to Order. Jack Coffman calls the meeting to order. He introduces Jim Atcher as a new member of the Plan Commission, replacing John Uhl.
2. Approval of the prior minutes from the March 08, 2017 meeting. Michael Killen made a motion to approve the minutes. Wally Estes seconded the motion. Motion carried 7 – 0.
3. 2017-05-PC: Jon McCoy, JLM Engineering Civil & Engineering Solutions, 720 Rolling Creek Drive, New Albany, Indiana, requested for an extension on the preliminary plat approval and filed a petition for the final plat approval of Deerfield Crossing, Section 2 – 20 lots – in Union Township, Deerfield Crossing and Deerfield Court, Memphis, Indiana.

Jack Coffman, President, introduces the petition and states Item 5 on the agenda was withdrawn.

Mr. McCoy explains the petition. David Blankenbeker requested to grant to petitioner the extension, as it had been done in the past for other petitioners and in light of the new ordinance amendment on the agenda, which was to be voted upon later in the meeting.

Jack Coffman, President, asked if anyone in the audience wanted to speak on the extension. No audience comment.

David Blankenbeker made a motion to extend the time limit for the preliminary approval of Deerfield Crossing, Section 2, for a period of three years or; contingent on approval of the new ordinance amendment, ten years. Michael Killen seconded the motion. Motion carried 7 – 0.

Stacia Franklin stated the checklist had been met and David Blankenbeker stated his office approved the plat and asked Mr. McCoy if he spoke with Brian Dixon, the County Engineer.

Mr. McCoy answered he did meet with Brian Dixon and he was requested to attend the next Drainage Board meeting to discuss the drainage in Section 2.

Michael Killen made a motion to approve the final plat of Deerfield Crossing, Section 2, contingent on the Drainage Board approval. Kent Witten seconded the motion.

Jack Coffman, President, expressed his concern over the non-completion of the road on Section 1 in Deerfield Crossing. He asked another condition be placed on the approval which would require the road in Section 1 be completed prior to any building in Section 2.

David Blankenbeker stated he was not comfortable with approving a section of a development which has no completed access road

Mr. McCoy confirmed the road is in good condition for construction vehicles and the developer would not finish the roads until construction was completed anyway. David Blankenbeker asked if the developer of Section 2 would put the final asphalt down for Section 2, as well as the road connecting Section 2 to Section 1 and out to Memphis-Bluelick Road. Mr. McCoy agreed.

Michael Killen amended his motion to give conditional final plat approval for Section 2 of Deerfield Crossing conditional to Drainage Board approval and final completion of the access road to Section four to Memphis-Bluelick Road. Kent Witten amended his seconded motion. Motion carried 7 – 0.

4. 2017-03-PC: Matthan Schwartz, 8905 Tunnel Mill Road, Marysville, Indiana, filed a petition to amend the Clark County Zoning maps from A-1 Agricultural Zone to B-2 Community and Roadside Business Zone for the purpose of a general store at 8905 Tunnel Mill Road, Washington Township, Charlestown, Indiana.

Mr. Schwartz, 8905 Tunnel Mill Road, Charlestown, Indiana, explained his petition. He stated he opened a store, selling farm supplies and deli food.

Stacia Franklin read the list of adjoiners for comment. No adjoiner comments. Jack Coffman asked for public comment. No public comment.

David Blankenbeker expressed his concern of rezoning the property to a B-2 and allowing numerous uses, per the permitted use by right, which would not fit the area if the applicant chose to sell the property in the future. He asked the applicant to volunteer for a restrictive use of the property. Mr. Schwartz agreed.

Michael Killen made a motion to recommend to the Commissioners approval of the rezoning from A-1 to B-2 with the submittal of a commitment letter from the petitioner indicating the restrictive use of the property. Kent Witten seconded the motion. Motion carried 6 -0 -1 with Wally Estes abstaining.

5. Plan Commission Business

Stacia Franklin explained the amendment to the Subdivision Control Ordinance, which extends the life of the preliminary plat approval from three years to ten years. Jack Coffman opened the floor for a public hearing for public comment. No public comment. Public hearing closed.

Michael Killen made a motion to recommend approval to the Commissioners of Amendment No. 17 of the Clark County Subdivision Control Ordinance, Ordinance No. 18-2007. Simon Kafari seconded the motion. Motion carried 7 – 0.

David Blankenbeker discussed the GIS invoice for 39 Degrees North for the work completed to correct parcel lines for the GIS mapping. He requested the invoice be paid from the non-reverting fund for \$50,000.

Michael Killen confirmed the non-reverting fund has a cap of \$150,000 and any amount over that cap goes to the general fund.

Michael Killen made a motion to approve paying the invoice from the non-reverting fund. David Blankenbeker seconded the motion. Motion carried 7 – 0.