



**CLARK COUNTY PLAN COMMISSION  
REGULAR SCHEDULED MEETING  
JULY 13, 2016**

A regularly scheduled meeting of the Clark County Plan Commission was held at the Clark County Government Building, Room 418, Jeffersonville, Indiana, on Wednesday July 13, 2016, at 5:00 p.m.

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

John Uhl  
David Nachand – Attorney  
Stacia Franklin – Code Enforcement & Acting Executive Director  
Jack Coffman – County Commissioner  
Dan Callahan  
Kent Witten  
David Blankenbeker – County Surveyor  
Simon Kafari – Ag. Agent  
Michael Killen  
Wally Estes

The following Board Members were absent:

Kelly Khuri

The following appeared on the agenda:

1. Call to order. Jack Coffman, President, calls the meeting of the Plan Commission to order.
2. Approval of prior minutes for the June 8, 2016, regular scheduled Plan Commission meeting and the June 23, 2016, Special Meeting. Michael Killen made a motion to approve. John Uhl seconded the motion. Motion carried 8 – 0.
3. Klein Development Company, Inc, Sellersburg, Indiana, has filed a primary subdivision plat approval for Kingsland Fields Revised plat – 115 lots – in Union Township, TCB Boulevard and Ebenezer Church Road, Sellersburg, Indiana. Steven Klein and Jason Copperwaite presenting.

Jason Copperwaite, Paul Primavera and Associates, speaks on the renewal of the expired approval for the primary plat.

Stacia Franklin stated the checklist had been met. David Blankenbeker stated his staff has completed their review as well.

Stacia Franklin read the list of adjoiners for public comment.

Joe Linne, 1329 Oak Grove Lane, Memphis Indiana, requested a 100 foot section of Klein's property to act as a natural vegetative buffer between the subdivision and his property, where he is currently building.

Michael Killen advises there will be an issue with Mr. Linne's request as it will remove square footage from Mr. Klein's lots.

David Blankenkaker stated the Board has no authority to grant the request. He asked Mr. Klein if he would agree to a 15 foot vegetative buffer. Mr. Klein agrees to look into the matter.

David Nachand concurred and stated the Plan Commission has no legal authority to require a buffer for Mr. Linne.

Steve Bindner, adjoiner, commented his questions had been answered.

Michael Killen made a motion to approve. John Uhl seconded the motion. Motion carried 8 – 0.

J & J Development Company, LLC has filed a final plat approval for Waters of Millan Estate Section – 13 lots – in Silver Creek Township, Naples Way, Sellersburg, Indiana.

Kevin Taft, Blankenkaker and Son Surveyors, representing. David Blankenkaker recused himself from the meeting at this time.

Michael Killen made a motion to approve. Kent Witten seconded the motion. Motion carried 8 – 0.

Seth B. Stewart, 3018 Blue Sky Loop, Jeffersonville, Indiana, has filed a petition to amend the zoning maps from A-1 Agricultural Zone to B-2 Community and Roadside Business Zone in Charlestown Township, lot 3 in Brookfield subdivision, in order to operate a sales lot for recreational vehicles and small equipment.

Seth Stewart and Eric Goodman representing. Mr. Goodman explained the lot, while in a subdivision, carries with it an allowance for commercial use per the subdivision covenants. He explained the building Mr. Stewart wishes to build for the sales lot is a comparable construction to the firehouse located next door to the property.

Mr. Goodman confirmed there will be a twenty-five foot buffer zone between the lot and adjoining residential lots, per the zoning ordinance.

Mr. Blankenkaker questioned where the recreational vehicles will be parked.

Mr. Stewart commented there will be pontoon boats for sale on the lot in the future.

Ilpo Majuri asked if fuel storage will be present on the lot. Mr. Stewart stated there will not.

Jack Coffman, President, asked if Mr. Stewart will require Drainage Board approval prior to building permits being issued. Mr. Blankenkaker confirmed this will be required.

Mr. Nachand confirmed lots 1, 2, and 3 were excepted from residential use per the covenants.

Mr. Nachand reads aloud a letter of objection from Cynthia Drake, adjoiner, for the Board.

Stacia Franklin reads aloud the remaining adjoiners for public comment.

Barbara Beaven, 7409 Westbrook Drive, Jeffersonville, Indiana, adjoiner, speaks on the issue.

David Blankenkaker comments on the possibility of an access road from Highway 62 instead of Westbrook Drive.

Mr. Goodman responds he can request information from the state for Highway 62 access.

Mr. Stewart states there will be no vehicle servicing onsite.

Ms. Beaven disagrees with an access road from Westbrook Drive.

Mr. Blankenkemper reiterates the subdivision covenants allow commercial use on this lot.

David Nachand reads aloud the other uses allowed in a B-2 Zone.

Mr. Blankenkemper requests a covenant be drafted restricting the uses of night clubs, taverns, and dance clubs. Mr. Goodman agrees this will be drafted prior to the County Commissioners' decision.

Jack Coffman, President, requests a motion to send an approval for rezoning with the condition that the applicant provide restrictions disallowing night clubs, taverns, and dance clubs to the County Commissioners.

Michael Killen made a motion to approve. David Blankenkemper seconded the motion. Motion carried 8 – 0.

#### 4. Plan Commission Business

Stacia Franklin discusses the temporary storage amendment and confirms it has been published and is ready for a vote.

Jack Coffman requests a motion to approve Amendment No. 12 to Ordinance No. 17-2007, regarding temporary storage.

Michael Killen made a motion to approve a recommendation to the County Commissioners. Wally Estes seconded the motion. Motion carried 8 – 0.

Stacia Franklin discusses an amendment to the zoning ordinance requiring new billboards to adhere to an annual renewal and maintenance inspection fee.

Michael Killen made a motion to approve Amendment No. 11 to Ordinance No. 17-2007 as a recommendation to the County Commissioners. John Uhl seconded the motion. Motion carried 8 – 0.

Michael Killen made a motion to adjourn. John Uhl seconded the motion.

Jack Coffman, President, adjourned the meeting, 5:53 pm.

The next regularly scheduled meeting of the Clark County Plan Commission will be held August 10, 2016.

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Stacia Franklin, Interim Executive Director

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Jack Coffman, President