



**CLARK COUNTY BOARD OF ZONING APPEALS
OF THE CLARK COUNTY PLAN COMMISSION
May 16, 2018**

The regularly scheduled meeting of the Clark County Board of Zoning Appeals was held on May 16, 2018, at 5:00 p.m. in the Conference Room, Room 418, Fourth Floor, Clark County Government Building, Jeffersonville, Indiana.

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

Michael Killen
Guy Guernsey
Keith Coates
David Nachand – Attorney
Ilpo Majuri – Code Enforcement Officer

The following Board Members and Staff were absent from the meeting:

Duard Avery
Kim Baker
Stacia Franklin – Executive Director

The following appeared on the agenda:

1. Call to Order. Michael Killen called the meeting to order at 5:00 p.m.
2. Approval of the prior minutes from the April 18, 2018 meeting. Keith Coates made a motion to approve. Guy Guernsey seconded the motion. Motion carried 3-0.
3. BZA-05-18: David Shelton, 23206 Daisy Hill Rd, Borden, filed a petition for a use variance to operate a tree-trimming service with employees at his residence located at 23206 Daisy Hill Rd, Borden, Indiana.

David Shelton, 23206 Daisy Hill Rd, Borden, explained the nature of his business and the structure he wants to erect for his tree-trimming business. The structure would house the trucks required for his business.

Michael Killen asked about the employees and Mr. Shelton stated he has three employees and would be active early in the morning and later in the evening. He stated the setback for the structure would be fifty feet, same as the house on the property.

Ilpo Majuri read the list of adjainers.

Warren Calloway, 23204 Daisy Hill Rd, Borden, expressed his concern about the setback of the structure and vision clearance issues and stated he spoke with Mr. Shelton and the issue was resolved.

Michael Killen asked if any member of the audience wished to speak to the matter. No audience member spoke to the issue.

Guy Guernsey made a motion to approve. Keith Coates seconded the motion. Ilpo Majuri read the findings of fact. Motion carried 3-0.

4. BZA-06-18: Bill Miller, 1119 Louis Smith Rd, Borden, filed a petition for a use variance to operate a small meat market located at 1101 Louis Smith Rd, Borden, Indiana.

William Miller, 1119 Louis Smith Rd, Borden, explained his plans to install a small parking lot and small cabin to sell frozen meat from his farm. He stated he sells the processing plant his beef and they prepare it and freeze it and he will sell the frozen beef. He also stated the cabin is a pre-fabricated, portable cabin that will be placed on the parking lot.

Ilpo Majuri read the list of adjoiners. No adjoiners spoke to the petition. No other audience member spoke to the issue.

Ilpo Majuri read the findings of fact. Guy Guernsey made a motion to approve. Keith Coats seconded the motion. Motion carried 3-0.

5. BZA-07-18: 403 Properties LLC, 1221 Old Highway 31 East, Clarksville, have filed a petition for a Special Use for a new school located at 4852 Greenleaf Rd, Silver Creek Township, Sellersburg, Indiana.

Jason Copperwaite, Paul Primavera and Associates, 301 E. Chestnut St, Corydon, gave a PowerPoint presentation regarding the petition. He introduced the Estopinal Group and representatives from Rock Creek Academy. He stated there is adequate sewer and water for the site. He said they expected a maximum of 800 students for the proposed structure.

Michael Killen asked about the new traffic light installation and traffic times for the proposed school. He also asked about the busing system.

Guy Guernsey asked about the main entrance to the school and access from the roads serving the property. Keith Coats expressed his concern over the state of Greenleaf Road being used as the main entrance. Jason Copperwaite stated that Diefenbach Road would serve as the main entrance to the property.

Ilpo Majuri read the list of adjoiners.

Jerry Wilkerson, 4813 Greenleaf Rd, stated his concern about Diefenbach Road, expressly the width and condition, and the lighting for the school infringing on the properties surrounding it.

Michael Killen asked if any other audience member wished to speak to the petition.

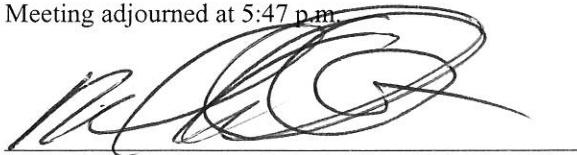
Brian Lendroff, PEG Architects, 903 Spring St, Jeffersonville, stated the parking lot shown for future expansion can be moved so it does not access Greenleaf Road.

Mark Shireman identified himself as the builder for the project and showed how the building could pivot to better suit the property.

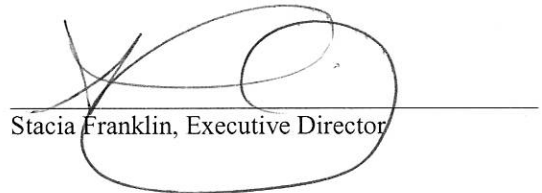
Jeff Deate, 11523 Valley Forge Dr, Sellersburg, identified himself as the President of Rock Creek Academy and concurred with the builder about pivoting the structure to alleviate the road issues.

Ilpo Majuri read the findings of fact. Guy Geurnsey made a motion to approves with the conditions that the traffic light will be functional, Greenleaf Road will not be the access road to the property, and a lighting plan which incorporates downlighting for the structure and parking lot lighting. Keith Coats seconded the motion. Motion carried 3-0.

Meeting adjourned at 5:47 p.m.



Michael Killen, Chairman



Stacia Franklin, Executive Director