



## CLARK COUNTY MINOR PLAT COMMITTEE

**June 9, 2021**

The regular scheduled meeting of the Clark County Plan Commission was held on Wednesday, June 9, 2021, starting at 4:00 P.M. in the County Council Room 418, Fourth Floor Clark County Government Building, Jeffersonville, Indiana.

The Following Board Members were present:

David Blankenbeker

Michael Killen

Amy Williams

The Following Staff Members were present:

David Nachand, Attorney

Cathy Denison, Planning Coordinator

The following appeared on the Agenda:

1. Call to Order.
2. Old Business
3. New Business:
  - a. Docket 2021-08-PC: Minor Plat for Juniper Ridge Section 2 of parcel number 10-03-11-300-225.000-003 into 6 parcels. Harold Hart, Hart Surveying & Engineering, 958 Water St., Charlestown, In. 47111, appeared before the Board with Petition number 2021-08-PC, requesting a Minor Plat for Juniper Ridge, Section 2, which includes 5 lots. Amy stated that the plat met all checklist items plus the remnant lot. He also received approval from the Drainage Board and the Surveyor;s Office. David Blankenbeker made a Motion to Approve, Amy Williams seconded the Motion. Motion carried 3-0.

Meeting was adjourned at 4:10 P.M.

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Michael Killen, President

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Amy Williams, Interim Director

5. Reading of the Rules: It was not necessary to read the rules as the Petitioner has previously appeared and no audience was in attendance.
6. Docket 2021-06-PC: Murphy Homes requests preliminary plat approval for 10-09-08-800-096.000-030, (8123 Old Hwy 60, Sellersburg, In. 47172). David Blankenkaker recused himself from the meeting at this time. Brad Reinhardt, from Blankenkaker & Sons, appeared to represent Chase Murphy. Brad stated each lot will house one half of a duplex with one lot having one single family residence. The record should show that the only people in the audience are the Petitioners. Michael Killen asked if the list of adjoining land owners needed to be read because no one was present. The applicant will need to provide the drainage plan, sidewalks and buffer based on staff comments. Michael Killen asked for a Motion. Eric Morris made a Motion to Approve with the condition that the applicant provide form.3. Dan Callahan Seconded the Motion. Motion carried 5-0.
7. Docket 2021-07-PC: Blue Point Development LLC requests a rezoning of 10-10-21-900-002.000-032. (SW side of Bluelick Rd. 500' NW of Crone Rd.) from F-1 to R2). Greg Fifer represented the Petitioner. There are 83 acres recently acquired by Matt Toole, Infinity Homes R-2 provides for slightly smaller lots than R-1. 12 1/2 acres will be allotted to the R-2 Zone in order to hit the \$250,000-\$350,000 price range. This equates to 190 total lots, approximately 2 1/2 houses per acre. Side yard setbacks will be 5' making the homes 10' apart. Michael Killen asked for a Motion. Dan Callahan made a Motion to Approve, Eric Morris seconded the Motion. Motion carried 5-0.  
David Blankenkaker returned to the meeting.  
Let the record show that there is no one in the audience.
8. Clark County Fee Schedule: Discussion was held regarding fees for HVAC inspections and permit requirements. David Blankenkaker suggested the HVAC contractors be reminded to request permits and follow up with inspections after installations and repairs. Michael Killen asked for a Motion to approve the revised fee schedule and for the HVAC fees to remain the same. David Blankenkaker made a Motion to Approvethe Resolution as printed. Bart Meyer seconded the Motion. Motion carried 6-0. Dan Callahan abstained from vote.
9. Brian Dixon has suggested a Street name change from Charlestown-Bethlehem Rd. to continue rather than stop and commence again at Richey Rd. then continue as Charlestown-Bethlehem Rd. One resident is having issues with receiving mail. Connie Sellers suggested that Brian Dixon consult the Commissioners and Scott Lewis, Attorney for the County, about re-naming the road. David Blankenkaker recommended the approval of the road change if the Plan Commission has the power to approve. The Motion was seconded by Bart Meyer. Motion carried 7-0.
10. Reports, Resolutions, and Communications: Construction costs were slightly down last month. Cathy Denison spoke with Auditor, Danny Yost, and Treasurer Monty Snelling, who both recommended a request for transfer of funds be made to the Council toward the end of the year to transfer funds to the General Accounty from the Non-Reverting Fund per State Audit requirements. GeoPermitting is still in the process of building the program for Planning & Zoning Residential Permit Applications. The department will request IT to install an additional computer tower for the homeowner/business owner in order to apply at the counter. The Commisioners approved having all office files scanned prior to our move to the new office building.
11. The Meeting was adjourned at 5:52 P.M.

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Michael Killen, President

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Amy Williams, Interim Director