



CLARK COUNTY BOARD OF ZONING APPEALS
June 17, 2020

The regularly scheduled meeting of the Clark County Board of Zoning Appeals (BZA) was held on June 17, 2020, at 5:00 p.m. in the Conference Room 416, Fourth Floor, Clark County Government Building, Jeffersonville, Indiana.

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

Keith Coats
Duard Avery
Kim Baker
Guy Guernsey
David Nachand-Attorney
Stacia Franklin-Executive Director
Jason Stanley-Building Commissioner
Cathy Denison-Administrative Assistant

Not Present at the Meeting:
Michael Killen

The following appeared on the agenda:

1. Call or Order: Duard Avery called the meeting to order at 5:00 p.m.
2. Reading of the Rules: David Nachand read the rules of the Meeting and requested attendees wear masks.
3. BZA-08-20: Clark County Transfer & Recycling LLC, 1221 Old Highway 31 E., Clarksville, In. has filed a petition for a Use Variance to operate a solid waste and construction demolition debris transfer and recycling station located at 5511 CR 403, Charlestown, Indiana. Attorney, Greg Fifer, 4428 Meigs Ave., Jeffersonville, Indiana, is representing the Petitioner, Accompanying Mr. Fifer is Chris Jackson and Dan Cristiani, Principals of the Corporation. Mr. Cristiani owns the land in connection with his business on Highway 403 which is zoned M-2, Industrial Commercial Use. Petitioner is requesting zoning be changed to M-3 for the purpose of Heavy Industrial Use.. Mr. Fifer gave members of the Board a handout which describes the zoning requirements and permitted uses. Mr. Cristiani has placed a buffer surrounding the area. They were advised by Planning & Zoning to apply for a Use Variance, and stated the owners will enter a written commitment as to the use and agreement to having no hazardous material used or stored on this property. A site plan was included in the proposal showing means of entrance and exit. All activity will take place inside the building, no business being conducted outside. In conjunction with Earth First, also owned by Dan Cristiani, material can be turned into mulch and fertilizer products. Mr. Cristiani will sign a commitment letter agreeing to transport within 24 hours of material being dropped off, to expedite the conversion of waste into recycling material. Kim Baker asked for a definition of solid waste material. Chris Jackson explained it is more efficient to transport larger quantities of debris and waste in one trip rather than numerous trips to the site. Kim also asked about the number of trucks per day that would be coming into the site. Mr. Cristiani stated that fewer trucks entering and exiting will decrease excess traffic to Highway 403. Chris stated that when materials are brought in that can be recycled are removed and taken to the recycling building

JUNE
17

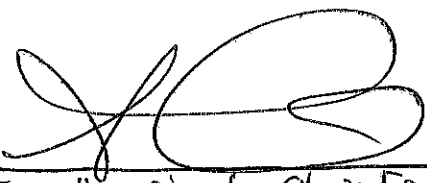
immediately. The materials that can be broken down into compost are handled the same day as well as materials taken to the landfill. There was some discussion about Sellersburg widening the road through Highway 403 with a bi-pass from the school zone with a right turn lane at Highway 60 through this area to accommodate large trucks and vehicles turning into the site without backing up traffic. Keith Coats asked about construction debris from construction sites that could drop off debris to be dropped off and taken to the landfill.

David Nachand wanted to state on the record that adjoining neighbors have sent in letters which were included in the packets and read by the Board. No one in opposition was present at the meeting. Duard Avery asked for a Motion. Keith Coats made a Motion to Approve. Guy Guernsey seconded the Motion. Motion carried 4-0. Mr. Fifer will draw up the Commitment Letter for Approval in 30 days.

4. BZA-06-20: Hall Contracting LLC, 3800 Crittenden Dr., Louisville Ky., has filed a petition for a variance to operate an asphalt plant located at 5521 CR 403, Charlestown, Indiana. Attorney, Greg Fifer, 4428 Meigs Ave., Jeffersonville, In., represented the Petitioner, Roscoe Willis, Owner of the Asphalt division of Hall Contracting company. Mr. Fifer handed out information to the Board regarding the Petitioner's proposal. Petitioner is requesting an M-2 re-zoning from Agricultural. Petitioner proposes to lease 11.6 acres of a 655.47 tract immediately behind Es-Roc on 403 in order to operate the new asphalt plant. The location is next to the quarry which is 1300 acres. The company has been awarded a project from Ky. Called the I-Move Project which includes I-65 to the Gene Snyder and possibly from the Sherman Minton Bridge project if awarded that bid. Mr. Fifer discussed the emissions control factor which will be monitored by the State. The plant will exceed any requirements for any air control with high tech filters. A discussion was also held regarding the noise level. The plant will be at least 1200 feet from the nearest home which calculates to a low adverse effect on adjoining homeowners. Duard asked what the hours of operation will be. Mr. Willis stated mostly days but there would be some nights based on the County needs and possibly turn into a 24 hour production. Keith Coats asked about the traffic surrounding the plant. Mr. Willis stated there could be as few as five and as many as forty trucks in and out daily. Stacia Franklin wanted the record to show that residents of Hawthorn Glen subdivision sent in letters of opposition to the plant being built. Duard asked the Board for a Motion. Motion to approve was made by Keith Coats. Guy Guernsey seconded the Motion. Motion carried 3-1. Kim Baker opposed the Motion.
5. BZA Business: There was no BZA business.\
6. Meeting was adjourned at 5:54 p.m.



Chairman, Michael Killen



Executive Director, Stacia Franklin