

MINUTES OF THE
JEFFERSONVILLE PLAN COMMISSION
May 30, 2023

Call to Order

Vice-Chairman Duard Avery calls to order the Plan Commission meeting. It is Tuesday, May 30, 2023, it is 5:33 pm in the City Council Chambers, Jeffersonville City Hall, 500 Quartermaster Ct., Jeffersonville, Indiana. The meeting was held in person and streamed live on the City's website and City's Facebook page.

Roll Call

Vice-Chairman Duard Avery and board members Bill Burns, Joe Paris, David Schmidt, and Steve Webb were present in the City Council Chambers. Also present were Planning & Zoning Attorney Les Merkley, Planning & Zoning Director Chad Reischl, and Secretary Zachary Giuffre. Chris Bottorff and Board President Mike McCutcheon were absent at the time of roll call.

(Secretary's Note: All plat maps, public letters, photos, etc. presented before the Plan Commission on this date can be found in the office of Planning & Zoning.)

Approval of Minutes

Approval of the minutes from April 25, 2023. Mr. Paris made a motion to approve the April 25, 2023 minutes, seconded by Mr. Schmidt. Roll call vote. Motion passed 5-0.

Approval of the Docket

Motion to approve the agenda made by Mr. Paris, seconded by Mr. Schmidt. Roll call vote. Motion passed 5-0.

Old Business

None

Mike McCutcheon entered the room at 5:36pm.

New Business

PC-23-12 Primary Plat

Woodstone Creek, LLC filed a Primary Plat application for property at 3000 block of Coopers Lane. The application is for a 223-lot single-family residential subdivision. The property is zoned R3 (Single-Family Residential- Small-Lot). The Docket Number is PC-23-12.

Brad Benson stated the following:

- There will be 218 buildable lots with 148 detached houses and 70 attached houses.
- This plat meets the Comprehensive Plan's goals to provide a range of housing options/price, affordable housing, and single-family housing for the area.
- There will be 17 acres of common area. Some of this area will be reserved for detention and a transmission line easement.
- This plat meets the intent of the R3 zone district.
- We have incorporated 30ft wide pedestrian walkways into the development

- We are asking for several modifications including exceeding the maximum block length of 800ft, including less than the minimum number of entrances for the proposed number of lots, waiving the side setback requirements to create attached housing, omitting the required stub street extension to the abutting property to the south, and omitting the sidewalk on one side of the entrance drive

Chad Reischl stated there were multiple letters which are included in the staff packet. There is one new letter that was not included in the packet.

Letter from Michelle Whiteside.

Open Public Comment

No comment

Close Public Comment

Mr. Webb stated can you explain the sidewalk layout again?

Brad Benson stated the sidewalks will be compliant throughout the development; they will only be omitted on one side of the entrance. We plan on doing multiple walkways through the commons area near Coopers Lane.

Mr. Avery made a motion for approval, seconded by Mr. Paris. Roll Call vote. Motion passed 6-0.

PC-23-13 Rezoning

Dr. Zach Ogden filed a Rezoning application for property at 1802 Allison Lane. The current zoning is NS (Institutional Uses); the proposed zoning is C1 (Commercial: Medium-Scale). The Docket Number is PC-23-13.

Nathan Grimes stated the following:

- This has been a bank building since the 70s and has been unoccupied for many years.
- Dr. Zach Ogden wants to move his podiatry practice to this area.
- This parcel is likely zoned incorrectly; it should be zoned for commercial use instead of institutional use.

Chad Reischl stated that every other parcel in this area is zoned C1. This docket item is about cleaning up a mistake. C1 zoning fits the character of the neighborhood and the goals of the Comprehensive Plan.

Open Public Comment

No comment

Close Public Comment

Mr. Schmidt made a motion for a favorable recommendation, seconded by Mr. Paris. Roll Call vote. Motion passed 6-0.

PC-23-14 Primary Plat

Nate Hock filed a Primary Plat application for property at 61 Louise Street. The application is for a single-family residential subdivision. The property is zoned R2 (Single-Family Residential: Medium-Lot). The Docket Number is PC-23-14.

Nathan Grimes stated the following:

- This item came to the Plan Commission months ago and the subdivision was called Evelyn Acres. The property has now been sold and is named Springdale Meadows.
- This is a single-family residential subdivision.

Chad Reischl stated there were 8 lots before; now there are 10. The lots still require a modification for lot frontage which was approved last time.

Open Public Comment

Kathy Brewer, who lives at 59 Louise Street, stated I am mainly concerned about access from 10th Street to the area. I would like to see the plat. After seeing the plat, I have no issues with single-family homes.

Close Public Comment

Mr. Burns made a motion for approval, seconded by Mr. Schmidt. Roll Call vote. Motion passed 6-0.

PC-23-15 Rezoning

This docket item was tabled to the June 27th, 2023 meeting.

ZO-23-02 Text Amendment

The Department of Planning & Zoning submitted a text amendment to the Unified Development Ordinance for recommendation to the City Council. The proposed amendment is to revise a portion of Article 8.9 (Non-Commercial Livestock). The Docket Number is ZO-23-02.

Chad Reischl stated the following:

- At the request of City Council, Staff has put together an amendment to the Non-Commercial Livestock portion of the Unified Development Ordinance.
- This ordinance will prohibit the keeping of roosters.
- It will not apply to agricultural properties and other large properties where roosters can be kept in an enclosure at least 250ft from adjacent dwelling units.

Open Public Comment

No comment

Close Public Comment

Mr. Paris made a motion for a favorable recommendation, seconded by Mr. Webb. Roll Call vote. Motion passed 6-0.

Administrative Review Update

Chad Reischl stated the following:

- We approved a Culver's on 10th Street.
- We made some changes to Jeffersonville Town Center South Planned Development in terms of the parking and landscape requirements. The parking and landscaping rules shall now align with those stipulated in the Unified Development Ordinance.
- We approved an expansion of Mr. P in River Ridge.
- We approved a research and development facility on New Middle Road.
- We will have a special meeting on Monday, June 12th to discuss the Comprehensive Plan. Please review the Comprehensive Plan in preparation for the next meeting.

Adjournment

There being no further business to come before the Plan Commission, the meeting was adjourned at 6:05 pm.

A handwritten signature in blue ink, appearing to read "Mike McCutcheon", with a small "M" or similar mark at the end.

Mike McCutcheon, Chair

A handwritten signature in blue ink, appearing to read "Zachary Giuffre", written over a horizontal line.

Zachary Giuffre, Secretary