

MINUTES OF THE
JEFFERSONVILLE PLAN COMMISSION
January 30, 2024

Call to Order

Board President Mike McCutcheon calls to order the Plan Commission meeting. It is Tuesday, January 30, 2024, it is 5:34 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

Board President Mike McCutcheon and board members Duard Avery, Bill Burns, Donna Reed, David Schmidt, and Steve Webb were present in the City Council Chambers. Also present were Planning & Zoning Attorney Les Merkley, Planning and Zoning Director Chad Reischl, and Secretary Zachary Giuffre. Chris Bottorff was absent from the meeting.

(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.)

Election of Officers

Mr. Avery made a motion to elect Mike McCutcheon as Plan Commission President, seconded by Mr. Webb. Roll call vote. Motion passed 6-0.

Mr. McCutcheon made a motion to elect Duard Avery as Plan Commission Vice-President, seconded by Mr. Schmidt. Roll call vote. Motion passed 6-0.

Approval of Minutes

Approval of the minutes from November 28, 2023. Mr. Burns made a motion to approve the November 28, 2023 minutes, seconded by Mr. Schmidt. Roll Call vote. Motion passed 6-0.

Approval of the Docket

Motion to approve the agenda made by Mr. Webb, seconded by Ms. Reed. Roll call vote. Motion passed 6-0.

Old Business

None

New Business

PC-24-01 Primary Plat

Thieneman Group, LLC filed a Primary Plat application for the property at 3513 Holmans Lane. The application is for a 19-lot single-family residential subdivision. The current zoning is R3 (Single Family Residential – Small Lot). The Docket Number is PC-24-01.

Jason Copperwaite stated the following:

- Don Thieneman is with me.

- The staff advertises this as 19 lots; however, these include 2 commons areas so there are only 17 lots. There are 16 attached units and one stand-alone unit proposed.
- There are 4 modifications
 - One is for the lot area of the common area
 - Second is the lot width, we are asking for 28.5ft lot widths instead of 30ft
 - Third the attached units need to have the side yard setback waived
 - Fourth we are asking to waive the requirement to connect the Hammons Lane stub
- There are multiple zoning commitments
 - The facades would be limited to the four facades shown in the slides we handed out to you, and staff can review them to ensure there is variation within the neighborhood.
 - The Holmans Lane frontage and the southern property line will be screened with landscaping subject to staff approval.
 - Pedestrian connectivity would be provided to the stub street; however, there would be no vehicular connection.
 - The houses constructed will be sold and not rented as long as the developer maintains ownership of the lots.
 - These commitments will run with the land and be recorded prior to action by the City Council if the Plan Commission submits a favorable recommendation.

Chad Reischl stated I have one letter from Daniel Moore which we have included in the staff packet.

Open Public Comment

Daniel Moore stated I am the owner of lot 29 in Abby Woods. Lot 29 will be facing 38 individual housing units. These are large double units. These are \$350-\$400k homes that are already in the Abby Woods subdivision. Water will be an issue. The land that this will be built upon slopes downward towards a drainage ditch that is right in my backyard. 38 units will be producing water instead of 19. Please deny the plat. There could be a drain installed by the developer to stop the water flow from going into my lot. A wall could also be built. Landscaping could be a third alternative. We have put value into this residence and now there are new homes coming in. With more collecting water, there will be health hazards like mosquitoes.

Close Public Comment

Jason Copperwaite stated there are 17 homes not 38 homes going in. We will most likely install a swale onto the property. All the water will drain to detention basins and be released slowly. The sidewalk to the stub is something the Plan Commission requested. Anyone in Abby Woods will have a cut through. We request approval.

Ms. Reed asked could the members of Abby Woods use the commons area?

Jason Copperwaite stated they would have access to those areas.

Chad Reischl stated the common areas will most likely be reserved for drainage.

Mr. Avery stated the original idea had automobile traffic that was cutting through the Abby Woods subdivision.

Mr. Webb stated we are just voting on the modifications. There are still opportunities for the subdivision to be reviewed by the Drainage Board.

Mr. Burns stated this shows that the process works. Now there is a project that is palatable for the neighborhood.

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

PC-24-02 Primary Plat

Chad Sprigler filed a Primary Plat application for the property on the 1700 block of Veterans Parkway. The application is for 6 lots for a future commercial development. The current zoning is C2 (Commercial – Large Scale). The Docket Number is PC-24-02.

John Campbell with Heritage Engineering stated the following:

- The staff report is generally favorable; however, there is a comment that discusses the access to lot 6. There is a larger master plan that is being finalized, and we envision that lot 5 and lot 6 will be changed at a later point based on future development.
- The main purpose of this request is to create the configuration for the first 4 lots.

Open Public Comment ³

No comment

Close Public Comment

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

PC-24-03 Primary Plat

Chase Murphy Enterprises Inc. filed a Primary Plat application for the property at 625 Main Street. The application is for a 7-lot single-family residential subdivision. The current zoning is R4 (Single Family Residential – Old City). The Docket Number is PC-24-03.

Harold Hart stated the primary plat consists of 7 lots. 4 lots will be fronting onto Main Street; the others will be fronting onto Frederick Avenue.

Chad Reischl stated this is an infill project in the downtown neighborhood. This is supported by the Comprehensive Plan. This is a great plan in that it injects smaller lots that will be more affordable for first-time buyers.

Open Public Comment

Mark Nivel, who lives at 621 Main St., stated I am concerned about the size of these lots. There is only 796sf of buildable space on this lot. Where will these homeowners park? There will be 14 cars parked on the street. How will that work? Progress is wonderful but this will look like a trailer park. I would like how this will beautify the neighborhood. I think this will be an eyesore. The space is not adequate for what we are looking to do. I want a garage; 900sf is the maximum size I can make a garage on the property. How can the developer put this many houses on the property if I am not allowed to put a garage on my property?

Mr. Webb asked how close are you to his project?

Mark Nivel stated I am right next door.

Mr. Webb asked what is the average size of the homes nearby?

Mark Nivel stated I am not sure I am not a builder.

Close Public Comment

Harold Hart stated, as part of the primary plat, we are proposing 1,200 square foot homes. There is a 25ft building line for Main and Frederick. There will be about 11ft between each home. We have the homes spaced out. All of the parking will be on the lot itself. There are existing sidewalks for pedestrian connections and we will replace those sidewalks if they are damaged during construction. There will be at least one car that can fit on the drive.

Chad Reischl stated that there are many small bungalows nearby.

Mr. Schmidt stated I agree. All 7 homes will be 1,200sf, right?

Harold Hart stated that is correct.

Ms. Reed asked what will the price point for the housing be?

Chase Murphy stated these will be around \$225,000. We could likely raise the property values of the area.

Mr. Avery stated this works well as an infill project to help Jeffersonville with providing affordable housing.

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

PC-24-04 Primary Plat

Chase Murphy Enterprises Inc. filed a Primary Plat application for the property on the 1100 block of Watt Street. The application is for an 8-lot single-family residential subdivision. The current zoning is R4 (Single Family Residential – Old City). The Docket Number is PC-24-04.

Harold Hart stated the following:

- We are here for a preliminary plat of an 8-lot subdivision.
- We are proposing two-story duplexes.

Chad Reischl stated I do want to add something that was missed on the staff report. The applicant will need a modification for the 0ft side yard setback. This will need to be added.

Open Public Comment

No comment

Close Public Comment

Mr. Schmidt asked what will be the average size of these units?

Harold Hart stated these will be 1,000sf per side.

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

PC-24-05 Rezoning

Larson Properties, LLC filed a Rezoning application for the property at 4403 Hamburg Pike. The current zoning is PD (Planned Development); the proposed zoning is I1 (Business Park/Light Industrial). The Docket Number is PC-24-05.

Brian Farmer stated we are requesting a rezoning to match our nearby property at Hamburg Pike.

Chad Reischl stated we will be removing this property from the PD and rezoning to I1. Peterbilt has been a long-term tenant in the community. This property is mostly paved at the moment and not highly used. This rezoning will help Peterbilt expand their facilities. This is appropriate for the Comprehensive Plan.

Open Public Comment

No comment.

Close Public Comment

Mr. Schmidt asked where is the I1 property?

Chad Reischl stated everything to the north is all I1; everything else is part of the PD.

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

Administrative Review Update

Chad Reischl stated we approved the Jeffersonville High School Natatorium

Report from Director's and Staff

- Chad Reischl stated the following:
 - We sent out calendars for the dates of the meeting. We had to change the date of the November meeting due to the Thanksgiving holiday.
 - Each of you have a copy of the Annual Report. Our Planning and Zoning caseload was a little lighter in 2023. That is to be expected given the interest rates and rising development costs. We approved over a million square feet of commercial and industrial space. We have added almost 700 housing units to the pipeline. Over 250 single-family homes, 133 accessory structure permits, 197 fence permits, 66 commercial sign permits, 52 certificates of zoning compliance, and more were approved this year. We have helped OHM advisors, assisted Jeff Main Street, represented a county trails plan, and more. In the future, we will be looking to review the plans for Meta in River Ridge. We will see the build out of many apartment projects that were approved. We are hoping to see a developer for the JeffBoat project be announced in the near future.

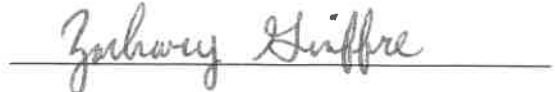
Mr. McCutcheon stated thanks to the Planning and Zoning Department for putting this together.

Adjournment

There being no further business to come before the Plan Commission, the meeting was adjourned at 6:24 pm.

A handwritten signature in blue ink, appearing to read "Michael D. McCutcheon II", written over a horizontal line.

Mike McCutcheon, Chair

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

Zachary Giuffre, Secretary