

MINUTES OF THE
JEFFERSONVILLE PLAN COMMISSION
February 27, 2024

Call to Order

Board President Mike McCutcheon calls to order the Plan Commission meeting. It is Tuesday, February 27, 2024, it is 5:30 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, Chris Bottorff, Bill Burns, Donna Reed, 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. David Schmidt 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.)

Approval of Minutes

Approval of the minutes from January 30, 2024. Mr. Burns made a motion to approve the January 30, 2024 minutes, seconded by Ms. Reed. Roll Call vote. Motion passed 6-0.

Approval of the Docket

Motion to approve the agenda made by Mr. Bottorff, seconded by Mr. Burns. Roll call vote. Motion passed 6-0.

Old Business

None

New Business

PC-24-06 Primary Plat

Millennium Builders, LLC filed a Primary Plat application for the property at 5003-5005 Charlestown Pike. The application is for a 192-lot single-family residential subdivision. The current zoning is R3 (Single Family Residential – Small Lot). The Docket Number is PC-24-06.

John Kraft stated the following:

- Jason Copperwaite is the engineer on the project.
- This property was rezoned from A1 (Agricultural use) to the R3 zone district.
- We want to develop 192 single-family residential lots on 59.8 acres.
- We have met all the requirements of the zoning district.

Jason Copperwaite stated the following:

- This is on the northwest side of Charlestown Pike across the street from the Kings Crossing subdivision.

- The subdivision has 3 new entrances onto Charlestown Pike.
- The southwestern entrance will align with the entrance to Kings Crossing.
- There are multiple stub streets.
- All the lots meet the requirements of the R3 zone district.

Open Public Comment

George Wanger, who lives at 5618 Charlestown Pike, asked why should this be zoned R3 and not R1 like the nearby subdivisions? Can you put apartments in R3? I am opposed to apartments.

Chad Reischl stated the R3 zone district is single-family. The primary differences between the R districts are different sizes for lots. There are no apartments associated with this zone district.

George Wanger asked what zone is for apartments?

Chad Reischl stated it would be one of our M districts.

Close Public Comment

Jason Copperwaite stated this is not a zone change request; this is a subdivision request. This is for single-family detached housing. If we needed single-family attached houses, we would have to come back to this board for approval.

Ms. Reed asked are there any concerns about being located so close to the quarry?

Jason Copperwaite stated we left a buffer around the commons area to construct a walking trail between the quarry and the subdivision. It will be up to him to sell the houses.

John Kraft stated there will be a 70ft buffer along the border of this subdivision and the quarry.

Mr. McCutcheon asked Chad, is the buffer adequate?

Chad Reischl stated we have buffer standards in our code, but it will be up to the Plan Commission to decide whether the buffer presented is sufficient.

Jim Johns stated this will be my last subdivision. My daughters will be taking over from this point on. Thank you all for supporting us.

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

PC-24-07 Secondary Plat

AW Development, LLC filed a revision to a Secondary Plat application for the property at 2762 Abby Woods Drive. The application is to replat a stub street as a single-family residential lot. The current zoning is R2 (Single Family Residential – Medium Lot). The Docket Number is PC-24-07.

Jason Copperwaite stated the following:

- There has been a lot of discussion about this stub street.
- The original intent of this stub was to connect to Hammons Lane across Holmans Lane; however, it was not the desire of residents nor the Plan Commission.
- The plat was approved last month for a development to the north.

- Lot 30 and 31 would be reconfigured slightly to make lot 49.
- The staff report mentions that there was an agreement to make a pedestrian connection to Holmans Lane; though, none of the residents want that.

Open Public Comment

No comment

Close Public Comment

Mr. Webb stated thank you for making this a subdivision and not apartments.

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

Administrative Review Update

Chad Reischl stated we have approved several projects:

- Project Puzzle 250,000sf speculative building in River Ridge
- Northport Sherwin Williams Expansion
- Brinegar Dental Expansion on West 6th St. in the downtown

Mr. McCutcheon asked is there a way you can shoot us an email on these updates?

Chad Reischl stated yes, we could.

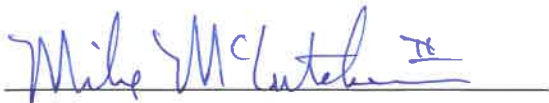
Mr. Webb stated I agree! I would like that.

Report from Director's and Staff

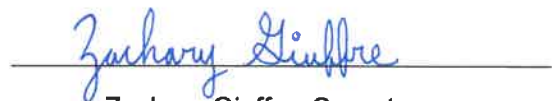
None

Adjournment

There being no further business to come before the Plan Commission, the meeting was adjourned at 5:53 pm.



Mike McCutcheon, Chair



Zachary Giuffre, Secretary