

MINUTES OF THE  
**JEFFERSONVILLE PLAN COMMISSION**

March 26, 2024

**Call to Order**

Board President Mike McCutcheon calls to order the Plan Commission meeting. It is Tuesday, March 26, 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 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. Bill Burns, Duard Avery, and Chris Bottorff 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 February 27, 2024. Mr. Schmidt made a motion to approve the February 27, 2024 minutes, seconded by Ms. Reed. Roll Call vote. Motion passed 4-0.

**Approval of the Docket**

Motion to approve the agenda made by Ms. Reed, seconded by Mr. Schmidt. Roll call vote. Motion passed 4-0.

Mr. Avery entered the room at 5:34pm.

**Old Business**

None

**New Business**

**Order 1 - Amendment to Economic Development Plan for Inner City Road Economic Development Area to Add the Construction of the Charlestown Pike Road Project**

**Order 2 - Amendment to Redevelopment Development Plan for Inner City Road Economic Development Area to Add the Construction of the Charlestown Pike Road Project**

Les Merkley stated the following:

- These two orders are required by state law to execute the Charlestown Pike widening project. These orders must be determined to be consistent with the Comprehensive Plan.
- These projects will be funded with TIF dollars and forwarded to the City Council.

Mr. Schmidt made a motion to approve Order 1, seconded by Ms. Reed. Roll call vote. Motion passed 5-0.

Mr. Schmidt made a motion to approve Order 2, seconded by Ms. Reed. Roll call vote. Motion passed 5-0.

### **PC-24-08 Minor Plat**

Millennium Builders, LLC filed a Minor Plat application for the property at 425 W. Maple Street. The application is for a 4-lot single-family residential subdivision. The current zoning is CN (Commercial – Neighborhood Scale). The Docket Number is PC-24-08.

Brad Reinhardt stated we are looking for approval for three modifications for this proposed development occurring at the end of Maple Street near I-65.

Chad Reischl stated the following:

- We have worked closely with the applicant on this project.
- This property is zoned CN which allows for single-family homes.
- This small property is left over from a former home that was demolished when the interstate project was executed.

Open Public Comment

No comment.

Close Public Comment

Ms. Reed asked what would be the average price of the homes?

Brad Reinhardt stated the price range would be around \$300k.

Mr. Bottorff entered the room at 5:39pm

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

### **PC-24-09 Rezoning**

Hilton Farm Development LLC filed a Rezoning application for the 139.75 acre property on the 5500 block of Charlestown Pike. The current zoning is A1 (Agriculture); the proposed zoning is R3 (Single Family Residential – Small Lot). The Docket Number is PC-24-09.

Jason Copperwaite stated the following:

- Hilton Farm LLC is owned by Jeff Corbett who is also the owner of Premier Homes.
- This is approximately 140 acres located on the northwest side of Charlestown Pike across from Raintree Ridge.
- This development will be served by the TIF district expansion for Charlestown Pike that Mr. Merkle mentioned earlier.
- There is one tract in the middle of the site that will not be impacted by the development. The house is accessed via a utility easement on an existing driveway.

- R1, R2, and R3 is in close proximity to the site. The R3 zoning would allow for a development similar to Ellingsworth Commons with cottage homes that are on 40ft lots with rear garage access. There would likely be a mix of homes of that style.
- There would be no patio homes; we anticipate these homes would be all single-family detached.

Chad Reischl stated this is a potential huge development in the City that meets the Comprehensive Plan's objectives. We are putting a lot of energy into Charlestown Pike. Staff has a few issues with how this property is accessing King Road as the road is very narrow and would need sufficient upgrades. Though, our concern pertains more to the platting process.

Planner Shane Shaughnessy stated there were a few phone calls inquiring about the basics of the project.

#### Open Public Comment

Karen Foster, who lives at 5821 Charlestown Pike, stated we are not against the property being developed. We are concerned about drainage. A lot of water from that property comes onto our property.

William King, who lives at 4903 King Road, stated I have similar concerns. This property is cavernous and is impacted by the nearby quarry. We hope that the housing would be high standard. We are located in a historic area. We want the board to look at how these developments will impact the traffic flow.

Chris Huffman, who lives at 5026 King Road, stated I am not against the development. We are mainly concerned about drainage as there is a valley in the middle of the farm. Pleasant Run Creek is very close to this property. Over the years, Pleasant Run would flood. With recent changes in development and changes in the water table, flooding has become more likely. We are also concerned about traffic on King Road.

Paula Corbett, who lives at 4809 King Road, stated I moved here in 1974 from Louisville. I love the cornfields. I am brokenhearted because I wanted to live in this area until I died. Will anyone plant trees or put a wall similar to the one at the Waterson Expressway so that we have a little left of what we thought we had forever?

#### Close Public Comment

Jason Copperwaite stated I think the city has done a good job of implementing safeguards for neighbors. The drainage ordinance allows for a reduction in water running off the property. We acknowledge Staff's concern about King Road; however, we are unsure as to whether we will utilize that road.

Mr. McCutcheon stated, just to be clear, this is not the drainage board.

Mr. Avery stated the Charlestown Pike expansion will take traffic off of Highway 62. This looks like it will be a very good development. The City is really stringent concerning drainage. This is intended to be a residential area rather than commercial.

Ms. Reed stated I appreciate Paula Corbett's comments as I grew up in the country. I hope that the developer will follow the ordinances.

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

Chad Reischl stated, for the record, this will go to Council on the 1<sup>st</sup> of April for approval.

### **PC-24-10 Rezoning**

Klein Homes, LLC filed a Rezoning application for the 2.08 acre property on the 1800 block of Charlestown-New Albany Road. The current zoning is C1 (Commercial – Medium Scale); the proposed zoning is M1 (Multi-Family Residential – Small Scale). The Docket Number is PC-24-10.

Brad Reinhardt asked can we combine the presentations for PC-24-10 and PC-24-11?

Chad Reischl stated yes we can.

Brad Reinhardt stated the following:

- This is for an expansion of Mystic Falls.
- We want to rezone the property from C1 to M1 to align with the rest of Mystic Falls and create more lots.
- These will be smaller homes.

Chad Reischl stated this area was previously designated for commercial use. With the modern development along Veterans Parkway, the commercial focus has shifted to that corridor instead. Thus, there a number of vacant commercially-zoned parcels left over along Charlestown-New Albany Road. We are simply adding on to an already-successful project. Staff is supportive of these requests.

Open Public Comment

No comment

Close Public Comment

Mr. Avery stated this is a very good extension of Mystic Falls.

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

Mr. Avery made a motion for a favorable recommendation, seconded by Ms. Reed. Roll Call vote. Motion passed 5-0 (Chris Bottorff abstained from the vote).

### **PC-24-11 Primary Plat**

Klein Homes, LLC filed a Primary Plat application for the property at 1800 block of Charlestown-New Albany Road. The application is for an 11-lot single-family residential subdivision. The current zoning is C1 (Commercial – Medium Scale). The Docket Number is PC-24-11.

-Public comment for both PC-24-10 and PC-24-11 was opened-

Mr. Avery made a motion for approval, seconded by Mr. Schmidt. Roll Call vote. Motion passed 5-0 (Chris Bottorff abstained from the vote).

## **PC-24-12 Rezoning**

Mike Bary filed a Rezoning application for the property at 3305 Holmans Lane. The current zoning is CO (Commercial – Office Only); the proposed zoning is R3 (Single Family Residential – Small Lot). The Docket Number is PC-24-12.

John Campbell stated the following:

- Nearby developments include Little Flock Baptist Church, Holmans Crossing Apartments, and a single-family subdivision along Gardener Boulevard.
- The homes will be attached and on small lots.
- This property will align with the nearby uses while eliminating the amount of midblock nonresidential along the connector roadway.
- This change is in keeping with recent changes in the area as there was recently an R3-single family subdivision approved to the north of the property. This matches the future land use map and the planning district goals.
- We have a preliminary subdivision plan that is a 9-lot single-family subdivision. The homes will be clustered in groups of three and include an open space lot in the center for detention, parking, and open space.

Chad Reischl stated this is an unusually-shaped lot with an unusual zone district. This is a primarily residential area. Staff has no issues with adding more homes feeding onto Holmans Lane.

Open Public Comment

No comment

Close Public Comment

Ms. Reed stated this looks like a beautiful development.

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

## **Administrative Review Update**

None

## **Report from Director's and Staff**

None

## **Adjournment**

There being no further business to come before the Plan Commission, the meeting was adjourned at 6:08 pm.



Mike McCutcheon, Chair



Zachary Giuffre, Secretary