

MINUTES OF THE
JEFFERSONVILLE PLAN COMMISSION
March 25, 2025

Call to Order

Board President Mike McCutcheon calls to order the Plan Commission meeting. It is Tuesday, March 25, 2025, 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 David Schmidt were present in the City Council Chambers. Member Steve Webb was absent. Also present were Planning & Zoning Attorney Les Merkley, Planning and Zoning Director Chad Reischl, Secretary Shane Shaughnessy, and Planner Shelby Walsh.

(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 25, 2025. Mr. Schmidt made a motion to approve the September 24, 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. Burns, seconded by Mr. Schmidt. Roll call vote. Motion passed 6-0.

Old Business

PC-25-07 Primary Plat

Thieneman Group, LLC filed a Primary Plat application for the property located at 3417 Holmans Lane. The application is for a 10-lot single-family residential subdivision. The current zoning is R3 (Single Family Residential – Small Lot). The Docket Number is PC-25-07.

Jason Copperwaite with Paul Primavera and Associates representing the Thieneman Group stated that the property had been rezoned to R3 a few months ago and that the plat was an extension of the Arbor Crossing single family attached subdivision that is currently being built. The plat consists of 9 lots that will have houses built on them and one lot for detention which will bring the total number of dwelling units in the subdivision to 26.

Mr. Reischl stated that the only modification they are requesting is for 0 foot side setbacks for the attached housing units.

Open Public Comment

No comment

Close Public Comment

Mr. Burns made a motion to approve the primary plat with the requested modifications, seconded by Ms. Reed. Roll call vote. Motion passed 6-0.

New Business

PC-25-12 Rezoning, PC-25-13 Primary Plat

These two applications were tabled by the applicant prior to the meeting.

PC-25-14 Secondary Plat

Chase Murphy Enterprises, LLC filed a Secondary Plat application for the property located at 3409 Stenger Lane. The application is for a 20-lot single-family residential subdivision. The current zoning is R3 (Single Family Residential – Small Lot). The Docket Number is PC-25-14.

Jennifer Dieterlan with Hart Surveying representing Chase Murphy stated that the only change from the preliminary plat they were asking for is the addition of one lot. Originally there was a wetland there but the client received permits to mitigate the wetlands which allowed them to add the lot. The drainage analysis included the additional lot and that drainage plans were approved in July.

Mr. Reischl stated that the additional lot was a minor change and that it had been approved by the Drainage Board.

Open Public Comment

Jennifer Burton of 4602 Golden Crest Drive stated that she opposes the plat. She said there are over 4,000 homes in the Meadows and Meadow Springs combined and that there are only three roads that lead out of the subdivisions which lead to a two lane road. There is a lot of traffic on Hamburg Pike and that if there is an emergency, those people would be fighting to get out. She said they need another way out of the subdivision through Stenger Lane as there is a mile between Meadow Springs and Hamburg Pike. She said she is worried about response times for emergency vehicles and how they move through the narrow streets of the subdivision. She said that Sundew Drive is collapsing and is not being maintained. She said the mayor had been contacted by emergency personnel regarding the size of the subdivision and that they experience frequent flooding issues.

Don Henton lives on Golden Crest Drive and stated that they mayor had told them at a public meeting that he had heard that emergency services personnel had been complaining about how large the subdivision was and lack of egress. He said that cars are typically parked on both sides of the road which makes it difficult to drive. He said he opposes the application as it will exacerbate safety issues.

Close Public Comment

Mr. Burns asked that the 19 lots had already been approved and that they were only approving one additional lot, which Mr. Reischl confirmed.

Ms. Reed asked if the additional lot was denied, what would the developer do, to which Ms. Dieterlan stated the developer would move forward with the other lots as approved. Ms. Reed asked if the Drainage Board had approved this with 20 lots instead of 19 which Ms. Dieterlan stated was the case.

Mr. McCutcheon stated that if a property is built that meets City standards, the Fire Department will protect them. He said that he has not been advised that there had been issues in that area regarding emergency response.

Ms. Reed stated that if the roads are crumbling for the residents to reach out to their City Council member and they will look into it.

Mr. Avery made a motion to approve the secondary plat, seconded by Mr. Schmidt. Roll call vote. Motion passed 6-0.

ZO-25-15 Primary Plat

Steve Thieneman Builders, LLC filed a Primary Plat application to replat a 21.5-acre portion of the Stacy Springs subdivision. The application is for an 89-lot single-family residential subdivision. The current zoning is R3 (Single Family Residential – Small Lot). The Docket Number is PC-25-15.

Jason Copperwaite with Paul Primavera and Associates representing Steve Thieneman Builders stated that Stacy Springs has been under development for about 15 years and that there had been changes to the development over the years. When it was originally approved Stacy Springs had 409 lots with a commercial area in front. Staff asked them to reconfigure the primary plat in response to the changes to the development. He said that Lucas Lane has been the primary access point. When the apartments to the south were developed a potential access to River Ridge Parkway was cut off and that the developer had been working to create a new access to State Road 62 that would be between River Ridge Pkwy. and Lucas Lane but had been stymied by INDOT. INDOT required them to make the new entrance a right-in right-out and post a bond for a potential traffic signal at that entrance. Instead, Mr. Thieneman has negotiated with the Save-a-Step ownership and Mr. Lenfert to obtain access along the commercial frontage road to create an access to River Ridge Parkway which would be dedicated to the City as a public street. There is also a stub from Embers Way to the adjacent property which has reduced the number of proposed lots to 88.

Mr. Reischl stated the project has been in the making for a number of years. Originally the subdivision had over 400 units and has since been reduced to 252 units which makes the modification for only 2 entry points less of an issue as one of the entrances will now be at a traffic signal. Staff has received letters from Steve Thieneman Builders, Mr. Lenfert, and Save-a-Step confirming their intentions to create the public street to River Ridge Parkway. He said that they are creating a stub street owned by Bob Lynn which could be used to create another access point at a later date.

Open Public Comment

Bob Lynn, President of Robert Lynn Company Inc., said he was the original developer of the subdivision. He said he was concerned with commitments that were made and safety of the subdivision. He said that Steve Thieneman had made a commitment to him that there would be three points of access to the subdivision. He said that the apartment deal had prevented some of that access. He said that the middle access to State Road 62 was still needed and that INDOT may change their minds now that they are creating an access point to River Ridge Parkway. He said that the people living in the subdivision need that and that the access would also benefit the development of the commercial properties, one of which he is an owner. He asked that the road be put in as part of the approval of the plat or at the very least that the utilities be extended to his property from the Embers Way stub street. He said that he was willing to pay for the additional costs of adding an additional lane to this road to help benefit the commercial development.

Mr. Avery said that there were originally four entrances and questioned if the Commission should add amendments to the approval. Mr. Lynn said that as part of adding the road through his property, he would likely have to deed it to Mr. Thieneman and that as part of that, he would commit to making additional improvements to the road and median crossing to expand it for future use.

Close Public Comment

Mr. Copperwaite said that the current zoning ordinance requires three access points for subdivisions over 100 lots but that when Stacy Springs was originally development, there were no such requirement. He said ratio of entrances to homes from the originally proposed four entrances for 409 homes to now the two entrances for 259 homes isn't significantly out of step with what was originally approved. Mr. Thieneman is going to provide a stub street and that eventually someone may want to provide an access from that stub at a later date. He said that it may be unfair to Mr. Thieneman to have him construct a road for a future development whose traffic needs are unknown at this point.

Mr. McCutcheon asked if the stub street would be built to City standards which Mr. Copperwaite said that it would be and that Mr. Thieneman had provided Mr. Lynn a letter to that effect. He said that storm sewers and sewers will be extended to the property line to allow future tie-in to the Stacy Springs utility systems. Mr. McCutcheon asked if there were ongoing talks with INDOT regarding the future of the middle entrance. Mr. Copperwaite said they had put that permit on hold pending the outcome of this meeting and that the application could be transferred to Mr. Lynn and that they were in discussions regarding the signal bond that is being required.

Mr. Avery made a motion to approve the plat with the condition that the stub street meet City standards and utilities extended to the neighboring property as has been committed to by the developer, seconded by Mr. Bottorff. Roll call vote. Motion passed 6-0.

Administrative Review Update

None

Report from Director's and Staff

Mr. Reischl introduced Ms. Walsh to the Plan Commission as it was her first Plan Commission since being hired.

Adjournment

There being no further business to come before the Plan Commission, the meeting was adjourned at 6:10 pm.



Mike McCutcheon, Chair



Shane Shaughnessy, Secretary