

MINUTES OF THE
JEFFERSONVILLE PLAN COMMISSION
July 29, 2025

Call to Order

Board President Mike McCutcheon calls to order the Plan Commission meeting. It is Tuesday, July 29, 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, Bill Burns, and Steve Webb were present in the City Council Chambers. Members Chris Bottorff, Donna Reed, and David Schmidt were absent. Also present were Planning & Zoning Attorney Les Merkley, 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 June 24, 2025. Mr. Burns made a motion to approve the June 24, 2025 minutes, seconded by Ms. Webb. Roll Call vote. Motion passed 4-0.

Approval of the Docket

Motion to approve the agenda made by Mr. Burns, seconded by Mr. Webb. Roll call vote. Motion passed 4-0.

Old Business

None

New Business

PC-25-22 Rezoning

Cora Dennis filed a Rezoning application for the property located at 2203 Allison Lane. The current zoning is R1 (Single Family Residential – Large Lot); the proposed zoning is CN (Commercial - Neighborhood). The Docket Number is PC-25-29.

Cora Dennis of 9007 Winsor Drive in Sellersburg said she is seeking a rezoning to commercial to allow more opportunities for development. She said that there is already a lot of commercial properties along Allison Lane and that it would make sense for this property to be commercially zoned. She said there are already a number commercial properties directly adjacent to the property.

Mr. Shaughnessy said the applicants came to Planning and Zoning wanting to rezone to commercial but did not have a specific zone district in mind. He said that after consulting the Comprehensive Plan which talks about stepping down intensity of commercial development away from 10th Street, the CN district was landed on as it allows for commercial uses that blend in with some of the residentially zoned properties in the area. He said that Staff thinks this rezoning makes sense.

Open Public Comment

No comment

Close Public Comment

Ms. Dennis said that it's currently a vacant lot and that rezoning it would open up more potential for its future.

Mr. Burns made a motion a favorable recommendation, seconded by Mr. Webb. Roll call vote. Motion passed 4-0.

Administrative Review Update

Mr. Shaughnessy said that they had approved the following projects in-house over the past couple of months:

- A new Engineering firm on Water's Edge Drive in the North Port
- An expansion of 700 Port Road in the Port of Indiana
- The new River Ridge Middle School
- Swig
- A Secondary Plat for the remainder of Stacy Springs
- A minor amendment to the Ellingsworth Planned Development

Mr. Webb asked if there was any word about the development planned across from Harbor and Hops which Mr. Shaughnessy said that surprisingly there had not been any movement on that project. Mr. McCutcheon asked about land that was being cleared at the corner of Holmans Lane and Veterans Parkway which Mr. Shaughnessy said was part of an approved apartment complex. Mr. Burns asked if there had been any developments submitted for the property behind the Circle K at the corner of Veterans Parkway and Hamburg Pike which Mr. Shaughnessy said the only thing they had received was a Special Exception request for an auto body repair shop which would be going to the BZA next month for a Special Exception but that use would not take up the entirety of that site.

Report from Director's and Staff

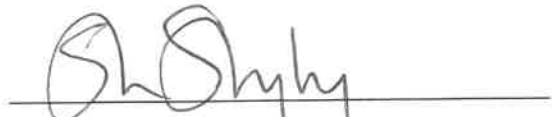
None

Adjournment

There being no further business to come before the Plan Commission, the meeting was adjourned at 5:40 pm.



Mike McCutcheon, Chair



Shane Shaughnessy, Secretary