

MINUTES OF THE  
**JEFFERSONVILLE BOARD OF ZONING APPEALS**  
August 26, 2025

**Call to Order**

Board President Mike McCutcheon calls to order the Board of Zoning Appeals meeting. It is Tuesday, August 26, 2025, it is 7:31 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, Kelli Jones, David Stinson, and Dennis Hill were present in the City Council Chambers. 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 July 29, 2025. Mr. Stenson made a motion to approve the July 29, 2025 minutes, seconded by Mr. Hill. Roll Call vote. Motion passed 5-0.

**Approval of Findings of Fact**

Approval of the Findings of Fact from July 29, 2025. Mr. Stenson made a motion to approve the July 29, 2025 findings of fact, seconded by Ms. Jones. Roll Call vote. Motion passed 5-0.

**Approval of the Docket**

Motion to approve the agenda made by Mr. Hill, seconded by Mr. Stenson. Roll call vote. Motion passed 5-0.

**Oath**

Les Merkley administered the oath. When you speak, please state your name and acknowledge you took the oath.

**Old Business**

None

**New Business**

**BZA-25-29 Special Exception**

Justin Ferr with Gemini CRE, LLC filed a Special Exception application for the property located at 4006 Hamburg Pike. The applicant requests to establish an Auto Body Repair Shop on the property. The property is zoned C2 (Commercial – Large Scale). The Docket Number is BZA-25-29.

Aaron Reynolds with Civil and Environmental Consultants in Indianapolis stated he took the oath and that they are applying for a Special Exception to open an auto-body repair shop on the property. He said that Staff had some concerns about screening in the staff report and that he has provided staff renderings of a black PVC fence that will block the view of any damaged vehicles. He said that he believes the project meets the criteria for a Special Exception and additional use standards that are outlined in the staff report.

Mr. Reischl stated that staff feels this use would be in keeping with similar uses in the area and that the use shouldn't be a nuisance as they will be providing fencing and screening.

Open public comment

No comment

Closed public comment

Move to findings

The Board of Zoning Appeals of the City of Jeffersonville, having heard the application for variance described above, and all opposition from parties claiming to be adversely affected thereby, does now enter the following findings:

1. The special exception will not be injurious to the public health, safety, moral, and general welfare of the community; and
2. The requirements and development standards for the requested use prescribed by this Ordinance will be met; and
3. Granting the special exception will not subvert the general purposes of the Zoning Ordinance and will not permanently injure other property and uses in the same district; and
4. The proposed use will be consistent with the character of the district therein, the spirit and intent of the Zoning Ordinance, and the Jeffersonville Comprehensive Plan.

Based on the findings described above, the Board does now approve this application. So ordered this 26th of August, 2025.

#### **BZA-25-30 Development Standards Variance**

Melissa Zink with Flippin 812, LLC filed a Development Standards Variance application for the property located at 728 Meigs Avenue. The applicant requests variances to facilitate on-street parking as well as access for the existing home on Veronica Place. The property is zoned R4 (Single Family Residential – Old City). The Docket Number is BZA-25-30.

Melissa Zink of 3818 Paoli Pike in Floyds Knobs stated she took the oath and that they are requesting to subdivide the property into three lots- one facing Veronica Place and 2 facing Meigs Avenue.

Mr. Reischl said that while a Minor Plat is usually approvable by staff if a variance is required. In this case, the lot that would face Veronica Place doesn't actually face a public street but that there are a number of houses that face Veronica so staff doesn't have an issue with this variance. Additionally off-street parking is required but there is a large hill that would make this difficult and that there are a number of homes on this street that do not have off street parking and that staff doesn't have an issue with this request.

Open public comment

No comment

#### Closed public comment

Ms. Jones asked if the variance for the lot facing Veronica is for an existing structure. Mr. Reischl said that the existing structure has access currently to Meigs and Veronica and that it would lose access to Meigs when the subdivision occurs. Mr. McCutcheon asked how the Veronica Place house would have parking which Mr. Reischl said that the applicant will be providing a parking spot off of the alley.

The Board of Zoning Appeals of the City of Jeffersonville, having heard the application for variance described above, and all opposition from parties claiming to be adversely affected thereby, does now enter the following findings:

1. The variance of the development standards will not be injurious to the public health, safety, morals, and general welfare of the community.
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
3. The strict application of the terms of the Zoning Ordinance will result in a practical difficulty. This situation shall not be self-imposed, nor be based on a perceived reduction of or restriction of economic gain.

Based on the findings described above, the Board does now approve this application. So ordered this 26th of August, 2025.

#### **BZA-25-31 Development Standards Variance**

Michael Gilbert with Estes Express Lines files a Development Standards Variance application for the property located at 4885 Keystone Boulevard. The applicant requests a variance for maximum lot coverage to facilitate an expansion. The property is zoned I1 (Business Park / Light Industrial). The Docket Number is BZA-25-31.

Mike Wright with Land Design and Development stated he took the oath and that they are requesting a variance for maximum lot overage for the property. The property is in an industrial area with similarly zoned properties around it. The property has 61% impervious surface currently and are asking for 71% impervious, above the 65% maximum. Other lots in the development have 80-90% coverage. There is a stand of trees that runs to the north of the property that buffers from the residential properties to the north and will remain as part of this project. On the east side is a detention area that will be expanded if needed.

Mr. Reischl said that given the location and small amount of overage being requested, as long as drainage is adequately taken care of, this shouldn't negatively impact the surrounding area.

#### Open public comment

No comment

#### Closed public comment

Ms. Jones said she would like to add a condition that the existing vegetation remain in case someone else were to purchase the property.

The Board of Zoning Appeals of the City of Jeffersonville, having heard the application for variance described above, and all opposition from parties claiming to be adversely affected thereby, does now enter the following findings:

1. The variance of the development standards will not be injurious to the public health, safety, morals, and general welfare of the community.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
3. The strict application of the terms of the Zoning Ordinance will result in a practical difficulty. This situation shall not be self-imposed, nor be based on a perceived reduction of or restriction of economic gain.


Based on the findings described above, the Board does now approve this application with the condition that the existing vegetation buffer remains. So ordered this 26<sup>th</sup> of August, 2025.

**Report from Director's and Staff**

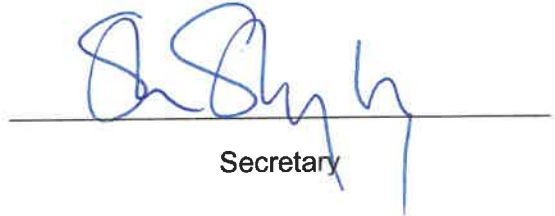
None

**Adjournment**

There being no further business to come before the Board of Zoning Appeals, the meeting was adjourned at 7:50 pm.

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

Mike McCutcheon, Chair

A handwritten signature in blue ink, written over a horizontal line. The signature is stylized and appears to be "D. Shyly".

Secretary