

MINUTES OF THE
JEFFERSONVILLE PLAN COMMISSION
August 26, 2025

Call to Order

Board President Mike McCutcheon calls to order the Plan Commission meeting. It is Tuesday, August 26, 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, and Steve Webb were present in the City Council Chambers. Member Donna Reed was present via Zoom. Member David Schmidt 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 July 29, 2025. Mr. Burns made a motion to approve the July 29, 2025 minutes, seconded by Mr. Bottorff. Roll Call vote. Motion passed 6-0.

Approval of the Docket

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

Old Business

None

New Business

PC-25-22, -23, -24, -25 Rezoning

Hoosier Fairway Investments, LLC filed multiple Rezoning applications for portions of the property located at 1820 Charlestown Pike (Area 1-3). The current zoning is PR (Parks and Recreation); the proposed zoning is R1 (Single Family Residential – Large Lot). The Docket Numbers are PC-25-22, -23, and -24.

Hoosier Fairway Investments, LLC filed a Rezoning application for a portion of the property located at 1820 Charlestown Pike (Area 4). The current zoning is PR (Parks and Recreation); the proposed zoning is R2 (Single Family Residential – Medium Lot). The Docket Number is PC-25-25.

John Kraft of Young, Lind, Endres, and Kraft said he was with Jason Copperwaite of Paul Primavera and Associates and on behalf of the applicant and said that they are asking for a rezoning of four separate areas. Three of these areas are being asked from PR to R1 and one area is requested to be rezoned from PR to R2. In February 2025, these properties appeared before the Plan Commission and since that time, the plan had been revised and zoning

commitments be filed. He said the zoning commitments have been filed on the record and would be binding on the applicants and future property owners. He said the property owned by the applicant is one of two private properties in the City zoned PR that are not owned by the City or another governmental entity with the other being Perrin Park which is owned by a non-profit. He said that the zoning commitment includes an exhibit that shows the lot sizes that will be built.

Area 1 is on St. Andrews Road and will include 3 lots that will be developed with the sizes shown in the commitment which meets the Comprehensive Plan's recommendation for infill lots being of similar scale of the surrounding area. He said that the land use of the area is single family residential which is what surrounds the property. He said that the goals Planning District 6 in the Comprehensive Plan are to support infill development which this project does. He said that the Staff Reports for three of the districts states that the additional houses could devalue the adjoining properties that currently have views of the golf course though the devaluation is unknown and that it will be up to the Plan Commission to decide if the zoning commitments are significant enough to change their recommendation from the previous meeting. He said this is no different than neighbors complaining that a development will take away trees and wildlife from their view.

Keith Lewis with Galloway Appraisals said that they reviewed the proposed lots and the proposed single family residences and concluded that the highest and best use for those properties to zone them to residential and did not find any harm or diminishing value to the homes across the street. Mr. Kraft said that the appraisal states that the upzoning the properties is the best use of the properties and that the new houses that would be built would have a positive effect on property values in the area. He said that if all of these lots were developed, the City would see an increase in taxes.

In Area 2, which is located at Tee Box 2, there are similar issues at hand. This area previously contained 2.3 acres but has been increased to 2.9 acres to meet the elements shown in the zoning commitment. The area addresses the same issues as they relate to the Comprehensive Plan and questions raised in the Staff Report as it relates to value.

Area 3, located at Tee Box 1, would be one half-acre lot near the corner of Augusta Drive and Charlestown Pike. He said that same standards applied to Areas 1 and 2 would be applied in Area 3 and that the proposed property addresses the same issues previously stated.

Area 4, located on Charlestown Pike is proposed to be rezoned from PR to R2 which is a medium lot district. This area similarly meets the standards of the Comprehensive Plan and Planning District 6. This area will contain 6 lots along Hole 10 of the golf course.

He said that this hearing is about land use and while the issue of drainage was raised at the last meeting, any approved development would have to be approved by the Drainage Board. Mr. Copperwaite stated that the plans shown in the zoning commitment will not be the minimums required by the R1 zoning district and this was done by the property owner based on the feedback that was given previously that the new lots match the surrounding area. In Area 4, the lots would meet the R2 standards as that is what would fit that area. Areas 1-3 are surrounded by R1 lots and would be bigger than the R1 standards while Area 4 is across from County Club Estates which is zoned R1 but are actually smaller than the R1 standards. He said the zoning commitment states that the development will meet the standards of the Drainage Board and that the golf course has the unique opportunity to manage any additional drainage from these proposed lots. He said the owner spoke with Andy Crouch who seemed to think they would be able to work through the additional drainage coming from these lots. He said that a golf course in Corydon developed a small subdivision to help the course with financial sustainability and that Elk Run is trying to do something similar.

Matt Kerchgessner, with Hoosier Fairway Investments, LLC, stated that they aren't proposing this because they are in a bad financial situation but rather to secure their financial situation when things are going good and provide security for the future. This will allow them to make improvements to the golf course such as improving golf paths and put them in a position to weather economic downturns.

Mr. Kraft said that there was a mistake in the zoning commitment that was submitted that references Area 4 as being rezoned to R3, but that will be amended and recorded to reflect that it will be rezoned to R2. They are asking the Commission for a favorable recommendation to Council.

Mr. Reischl said there had been a number of letters submitted and that those letters had been passed to the Commission.

Open Public Comment

Alan Applegate of Stoll Keenon Ogden said he is representing some of the property owners in Elk Run and asked to waive the normal time constraints for the remonstrators which Mr. McCutcheon granted. He said that last February the Plan Commission gave an unfavorable recommendation and that while the applicants have submitted zoning commitments, these commitments do not go far enough to address the concerns of the neighbors. He said that the neighbors believe the highest and best use for this property would be the PR zone district. He asked that either the evidence of the prior meeting be added to this meeting or that while there is recollection of the previous meeting, that this meeting and its evidence stand on its own. He said that because they withdrew their application after the unfavorable recommendation, they are having to revisit this issue again. In 2017, applicants tried to develop the property where Shirley's Arbor Park which proposed to proposed 12 lots on 10 acres and following 6 Drainage Board meetings and a drainage study, that proposal was denied by the Drainage Board due to flooding problems in the area. He drainage study prepared by the Lochmueller Group recommended that no more development be allowed in this drainage shed. He said those applicants were asking for a plat which has much less discretion than a rezoning. He said that those applicants sued the City because the Drainage Board refused to allow the development because of the drainage issues and that the issue was eventually settled. He said since that settlement, one additional subdivision has been built in this flood shed but that there have been no changes to the flooding problems since then and that this proposal will add more flooding to this area. He said the Comprehensive Plan calls for a balance of bringing new development and minimizing the impact of that development on neighborhoods and that development should be minimized in ecologically sensitive areas and that in flood-prone areas, such areas should be protected. He said the Comprehensive Plan names Elk Run as part of the parks system in Jeffersonville and that communities should be supported to maintain Jeffersonville's small town feel. He said the UDO allows the Plan Commission to deny development due to flooding issues if it will harm the safety and well-being of the area. He said the Comprehensive Plan supports denial of this application which would preempt the City from spending money on additional draining issues.

Paul Frink of 2102 Augusta Drive said he has a degree in civil engineering with a focus on hydrology and had reviewed the Lochmueller study. In 2018, the Elk Pointe development was finished which flows onto the golf course. He presented a number of photos showing flooding in the area, stating that much of the water has to flow through a small culvert under Hamburg Pike to leave the area. He said that any new development will add impervious surface and flooding. He said that drainage is only considered on individual projects, not the downstream effects, and that the current system is already over capacity and future development will cause harm to the community.

Jeff Roach of 2306 Augusta Drive said he has lived there since 2009 and believes that the zoning change will cause more flooding issues and will negatively impact their property values. He said that the most of Golf View was built without storm sewers and that any run off flows on the surface of the ground and absorbs the run off from adjacent neighborhoods. When the golf course floods it causes damage to their homes and that the golf course is submitting plans that do not mitigate these issues. He said that Area 3 is like a pond and that many months of the year, the area is wet and muddy and that a house built there would probably have to be built on stilts. The City put in new pipes under Charlestown Pike in 2009 which funnels into their backyards. He said any additional taxes the houses would provide would be much less than what the City would have to expend to fix the flooding here.

Monica Uhl of 2507 Saint Andrews Drive said the Comprehensive Plan designates Elk Run as a recreational area and that adding houses to this area would go against that plan. She said that this shows a dedication to preserving greenspace and its role in mitigating stormwater. She said that the presence of the golf course has been key to attracting people to the neighborhood and protecting property values in the area and changing this would negatively affect the area. Subdivisions in the area bought into the idea of living on the golf course and that this change would fundamentally alter that vision. Private financial gain should not override decades of intentional planning efforts and urges the Commission to deny the request.

Robert Lanem of 1530 Golf Hill Drive said he lived in Country Club Estates for 25 years. He said at Area 4, there is nearly a 20 foot drop from the road to the golf course and that the road has become much more frequented and thinks that anyone who has to back out onto Charlestown Pike from a house would be a dangerous situation. He said that coming out of Country Club Estates is already difficult because of the hilly nature of the area and the increased traffic in the area. He said due to the hazards, the rezoning should be denied.

Frank Kramer of 1508 Charlestown Pike said he lives next to Area 4 and that the City has spent a lot of money attracting businesses and that the golf course is an economic draw for the City. The changes that are proposed will damage the recreational value of the golf course. Area 4 neighbored by 2 story houses that look at open vista that is there and changing that would negatively affect surrounding home values. Area 4 is in a basin that floods frequently and much of the area is very soggy throughout much of the year and that the creek in the area frequently runs over its banks. Charlestown Pike has become very busy and has frequent speeding issues and recommends denial of the application.

Teresa Treadway of 2104 Augusta Drive said the golf course serves as a recreational area and important landmark. She said they are not against development but against defacing the integrity of course by moving golf tees and cart paths and that these changes will likely increase damage to houses from golf balls. The construction along the edges of the course will remove the view of the course from current residents and have a negative impact on housing values and resale potential. She has letters from two appraisers that state that there will be a negative impact on housing values and marketability of homes and a letter from a top real estate agent saying that homes with golf course views command a premium value and blocking that view would have a negative impact on that value. A study in a peer reviewed journal states that properties with golf course views increase value by 15-30%, higher than the 8-10% houses that front parks have. She said Augusta Drive is a frequent road for cut-through traffic and that if a car is parked on both sides of the road, it makes it will make it difficult for emergency services to move through the neighborhood. The proposed changes will diminish the character of the neighborhood and golf course.

Marty Chalfant of 2304 St. Andrews Road said that this proposal will negatively impact the community through lower housing values, flooding, and sets a precedent that would allow the

whole golf course to be rezoned. He said the proposal conflicts with the Comprehensive Plan and that the golf course has been zoned for parks and recreation for 50 years. The highest and best use of the property is for it to remain a golf course. Views of golf courses command premium prices and removing that view will hurt that value. He said this is not responsible growth and that the UDO allows it to be denied because of the flooding issues. He said that the zoning commitment only lasts until City Council votes to remove it which could happen in the future and that it's not responsible growth if the applicants can get out of their commitments.

Victor Beeler of 1510 Oakmont Drive said that the Plan Commission and City Council should help a small business owner like the golf course owners prepare for future downturns. This would allow the golf course to remain into the future.

Close Public Comment

Mr. Kraft said that this is not about drainage and is not similar to Shirley's Arbor Park in the way Mr. Applegate said. He said that Andy Crouch has been consulted and that the full drainage plan would be created after the approval process. He said that this is private property and that people are speaking about it like it is a public facility. He said that the owners are still taking a risk because the Drainage Board could still deny the plan.

Mr. Lewis said that in an appraisal, the main value of having a golf course view is when a house backs up to the golf course where the decks and patios have the privacy of the golf course. The benefit isn't added for the houses across the street from a golf course.

Mr. Kraft said in reference to housing being hit with golf balls that there are errant ball clauses that are in the covenants of the houses that address this issue. Mr. Copperwaite said that they are only wanting to develop 4.4% of the entire golf course property and are not wanting to develop the entire golf course. He said that the houses on Charlestown Pike would not back out onto the road, but would have a turn around drive way. He said that the Lochmueller Report actually said that any new development should provide detention that are in excess to minimum detention requirements which is possible and would be required by the drainage ordinance. He said that the report is specific about prohibiting development in the floodway, not the entire flood shed, and that proposed lots are not in the floodway. He said that the report says to work with the golf course to create regional detention basis which is possible during this process.

For Area 1, Mr. Avery made a motion for no recommendation. There was no second and the motion failed.

For Area 1, Ms. Reed made a motion for an unfavorable recommendation, seconded by Mr. Webb. Roll call vote. The motion passed 4-0 with Mr. Avery and Mr. Bottorff abstaining.

For Area 2, Mr. Webb made a motion for an unfavorable recommendation, seconded by Ms. Reed. Roll call vote. The motion passed 4-0 with Mr. Avery and Mr. Bottorff abstaining.

For Area 3, Ms. Reed made a motion for an unfavorable recommendation, seconded by Mr. Webb. Roll call vote. The motion passed 4-0 with Mr. Avery and Mr. Bottorff abstaining.

For Area 4, Mr. Webb made a motion for an unfavorable recommendation, seconded by Ms. Reed. Roll call vote. The motion passed 4-0 with Mr. Avery and Mr. Bottorff abstaining.

PC-25-30 Rezoning

Little Flock Missionary Baptist Church filed a Rezoning application for a portion of the property located at 3311 Holmans Lane. The current zoning is NS (Institutional Uses); the proposed zoning is M2 (Multi-Family Residential – Medium Scale). The Docket Number is PC-25-30.

Ms. Reed left the meeting at 7:00pm.

Jason Copperwaite with Paul Primavera and Associates said he is representing Little Flock Baptist Church and that the property is just under 6 acres on Holmans Lane. He said the church has had the property for sale for a while without a buyer and that the NS zone district makes future development difficult and the change to M2 would help market the property. He said about a third of the property is under the LG&E power line easement and is undevelopable which means only about 4 acres can be developed.

Reverend Milton Clayton with Little Flock Church said that the church is hoping to relocate to somewhere else in Jeffersonville and that the rezoning is necessary to sell the property.

Mr. Reischl said that this rezoning is in a mixed residential corridor with other apartments, attached single family and single family homes in the area. He said he's a little hesitant with speculative rezonings as the property could likely be just as easily sold under a single family zoning and would feel stronger about the rezoning if there was a specific project with a developer asking for the rezoning rather than making a speculative choice.

Open Public Comment

Pastor William L. Curry with Little Flock Baptist Church said they want to sell the property because the church's congregation has dwindled in numbers and is getting older. He said they can no longer maintain the grounds and building they're currently in and that this is part of the process of downsizing. He said that the rezoning would also benefit the city by adding the property to the City's tax base.

Don Goodman of 2622 Darrien Drive said that his property backs up to the church's property said that he is concerned about the changing the zoning to multifamily as they have been experiencing light pollution and noise from other apartments in the area. He said a three story apartment could create issues and that would like consideration to limit the height of the future complex.

Close Public Comment

Mr. Copperwaite said that all of the development standards will be met and that the ordinance addresses concerns regarding lighting and drainage and that there is a buffer requirement between multifamily and single family that will further address concerns.

Mr. Webb asked about the additional traffic that this could generate which Mr. Reischl said that Holmans Lane had been widened to help address traffic concerns and that the corridor is likely to continue to densify over time. Mr. McCutcheon asked if they should put conditions on the approval to not allow variances for additional density which Mr. Reischl said that those variances would be the responsibility of the BZA to decide to approve.

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

PC-25-31 Primary Plat

4 Dogs Properties filed a Primary Plat application for the property located at 1640 Kehoe Lane. The application is for a 38-lot single-family attached residential subdivision. The current zoning is R3 (Single Family Residential: Small Lot). The Docket Number is PC-25-31.

Sophia Mazzocco with Milestone Design Group said she is representing 4 Dogs Properties who are proposing a 38 lot single family residential development with 1 lot facing Kehoe Lane and the

rest will be accessed via a public road connected to Primrose Drive. The homes will be duplex-style attached homes with two units per structure.

Mr. Reischl said this is a fairly straightforward subdivision that meets the recommendations of the Comprehensive Plan for creating more infill development. The only modification that is being asked for is for 0 foot side setbacks for the attached housing. Staff is in support of this development.

Open Public Comment

Nate Harmon of 1014 Kehoe Lane said that he owns the property the abuts the subject property and asked that they take into account that the road takes a sharp curve near the property and that there are a lot of kids from the apartments who like to play in the area and that these safety issues should be addressed.

Close Public Comment

Ms. Mazzocco said that when the subdivision is fully engineered, safety will be further addressed and that there will be a stop sign at the end of the cul-de-sac. She said that there is parking directly across Primrose Drive which already makes people drive more cautiously. Mr. Burns asked if the lots are being sold individually or as a two-unit duplex which Ms. Mazzocco said that each side would be sold separately as a zero-lot line development.

Mr. Burns made a motion a favorable recommendation, seconded by Mr. Webb. Roll call vote. Motion passed 5-0.

Administrative Review Update

None

Report from Director's and Staff

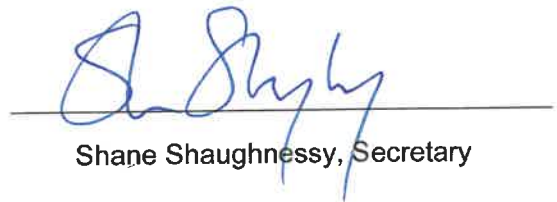
None

Adjournment

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:25 pm.



Mike McCutcheon, Chair



Shane Shaughnessy, Secretary