

MINUTES OF THE
JEFFERSONVILLE BOARD OF ZONING APPEALS
September 30, 2025

Call to Order

Board President Mike McCutcheon calls to order the Board of Zoning Appeals meeting. It is Tuesday, September 30, 2025, it is 6:15 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 August 26, 2025. Mr. Stenson made a motion to approve the August 26, 2025 minutes, seconded by Mr. Hill. Roll Call vote. Motion passed 4-0.

Approval of Findings of Fact

Approval of the Findings of Fact from August 26, 2025. Mr. Stenson made a motion to approve the August 26, 2025 findings of fact, seconded by Mr. Hill. Roll Call vote. Motion passed 4-0.

Approval of the Docket

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

Oath

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

Member Duard Avery entered the Chambers at 6:17pm.

Old Business

None

New Business

BZA-25-32 Development Standards Variance

Andrew Norton with Bachman Auto Group filed a Development Standards Variance application for the property located at 1761 Veterans Parkway. The applicant requests a variance for a 21-foot-tall monument sign. The property is zoned C2 (Commercial: Large-Scale). The Docket Number is BZA-25-32.

John Campbell with Heritage Engineering stated he took the oath and that he is representing the Bachman Auto Group. The property will be used to build a new Hyundai dealership and will be using a specific branding that is required by the car manufacturer. For the most part, the dealership will be behind the outlots that front Veterans Parkway and that a future dealership is planned to be added next to the proposed one. While they have direct access to Veterans Parkway, the main entrance is shared with other users in the overall development and while the sign could be located on the parcel directly fronting Veterans Parkway, it would not be adjacent to the entrance drive or building and thus would be less desirable. They are instead proposing to place the sign internal to the development next to the shared driveway. Because of this and to abide by the manufacturer's preferred branding, they are requesting a sign that is taller than the standards. The sign is in similar in size to other anchor tenants in the area.

Mr. Reischl said that this is an oddly shaped site with little direct access to Veterans Parkway and that given the sign will be about 240 feet away from Veterans Parkway, the extra height isn't problematic. He said that it might be wise to allow this variance to apply to both future lots that were just approved by the Plan Commission which Mr. Campbell said would be a good idea.

Open public comment

No comment

Closed public comment

Ms. Jones asked why the sign is located near the middle of the development rather than toward the side entrance to the site which Mr. Campbell said that this location would be the most visible. She said that she was ok with allowing the variance on both lots provided the sign was setback in a similar manner than the proposed sign.

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 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 conditions that the variance shall apply to both Lot 6A and Lot 6B and that the sign for Lot 6B be setback from Veterans Parkway in a similar manner to the one proposed for Lot 6A. So ordered this 30th of September, 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 6:27 pm.

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

Mike McCutcheon, Chair

A handwritten signature in cursive script, appearing to read "SL 82y by", written over a horizontal line.

Secretary