

MINUTES OF THE
JEFFERSONVILLE PLAN COMMISSION
October 28, 2025

Call to Order

Board President Mike McCutcheon calls to order the Plan Commission meeting. It is Tuesday, October 28, 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, Donna Reed, David Schmidt, and Steve Webb were present in the City Council Chambers. Member Chris Bottorff 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 September 30, 2025. Mr. Schmidt made a motion to approve the September 30, 2025 minutes, seconded by Mr. Burns. Roll Call vote. Motion passed 6-0.

Approval of the Docket

Motion to approve the agenda made by Ms. Reed, seconded by Mr. Schmidt. Roll call vote. Motion passed 6-0.

Old Business

None

New Business

PC-R-3 Resolution concerning the partial vacation of the Final Plat of the Villas of Ewing Lane.

Justin Endres with Young, Lind, Endres, and Kraft said that he is with the prospective owner of the property and that the lot they are wanting to vacate from the plat isn't useful the Villas HOA but the adjoining property owner, who is the prospective buyer, could make use of it. He said that they had received consent from the remaining owners of the other properties in the plat.

Mr. Reischl said that initially he had urged a level of caution in approving this vacation, but that he was under the understanding that Mr. Endres was representing the HOA rather than the adjoining property owner. Now knowing that the purchaser is the owner of the apartments next door, Staff feels this vacation makes sense as the property probably wouldn't have much value to anyone else. He said that this doesn't need to be a public hearing as all of the property owners have consented to the vacation.

Mr. Schmidt made a motion to consent to the vacation of the plat, seconded by Mr. Burns. Roll call vote. Motion passed 6-0.

PC-25-34 Rezoning

Jacob Knigge filed a Rezoning application for the property located at 5030 Hamburg Pike. The current zoning is NS (Institutional Uses); the proposed zoning is C2 (Commercial – Large Scale). The Docket Number is PC-25-34.

Mr. McCutcheon asked if this was the same matter that was heard last month which Mr. Reischl said that the previous case was a request to rezone to I1 and that after the board tabled the matter, Staff met with the applicant and an adjacent property owner where it was decided that a better way to move forward would be to request a C2 rezoning, which matches surrounding zoning districts, and to ask the Board of Zoning Appeals for a Use Variance to allow the small manufacturing component that would also go with the business.

Jay McCain with Geoghegan Roofing said that they met with the adjacent homeowner and agreed to not build within 100 feet of his property and that as they stated last month, the manufacturing they will do on the property will not create noxious odors. The machines they use are only used for cutting and bending. They will mainly be building a building for storage and later plan to build a building that can be rented out on the remaining part of the lot.

Mr. Resichl said that they are also seeking a Use Variance from the BZA and that Staff is recommending a number of conditions on that Use Variance to address a number of concerns raised by the Board and neighboring property owners which includes not building structures or parking areas within 100 feet of the eastern property line.

Open Public Comment

Stan Richards of 2702 Amber Waves Drive stated he is also representing two other people- Jesse Ballew and Matt Owen. He said that while the surrounding properties are zoned for commercial, they have always been used for residential purposes. He said he is concerned with outdoor storage and would like to see it buffered or landscaped and that new structures should have a height limit of 20 feet and should be made of brick to match the surrounding area. He asked that whatever goes there is made to blend into the surrounding residential area.

Dan Shoop of 5032 Hamburg Pike said he owns the properties to the east and said he had a conversation with the applicants and Mr. Reischl and said that if it moves forward, that the provisions that were discussed be implemented. He said that all of the properties on the east of Hamburg Pike are used for residential and that allowing this would open up more opportunities for commercial uses. He said he is concerned about the potential rental units as it will bring even more people to the area.

Close Public Comment

Mr. McCain said that it's Geoghegan's intention to be a good neighbor and that they do not object to the 100 foot buffer condition and that they will also be planting fast growing plants in this area to provide buffering. He said that they have some potential tenants for the rental units and that they would not be renting to people they don't know but that aspect of the project is not definitive yet. He said this would be their long-term corporate head quarters and while there will be some outdoor storage, they will be mitigating that with fencing and screening. They are wanting to create a nice location for their headquarters, not be an eyesore.

Mr. Schmidt made a motion a favorable recommendation, seconded by Ms. Reed. Roll call vote. Motion passed 6-0.

PC-25-35 Primary Plat

Millennium Builders filed a Primary Plat application for the property located at 3618 Utica Sellersburg Road. The application is for a 42-lot single-family residential subdivision. The current zoning is R2 (Single Family Residential – Medium Lot). The Docket Number is PC-25-35.

John Kraft with Young, Lind, Endres, and Kraft said that this property was rezoned to R2 in December 2024 as part of the development of the River Ridge Middle School. They are asking for approval of the primary plat of Trophy Ridge which will have 42 lots on 10 acres and are not asking for any modifications for the plat. He said that they are meeting all of the requirements of the R2 district and that the approval will be administrative in nature.

Mr. Reischl said that they not only meet the R2 standards, they exceed them in terms of lot size and that this is a good project for this particular area.

Open Public Comment

Bonnie Walker of 5288 Sanibel Vista said her property backs up to this subdivision and that she was concerned about property values and wanted clarification about how much the homes will be sold for. She also was concerned about the drainage issues in the area.

Close Public Comment

Mr. Kraft said the intended price range for the homes is \$450,000 to \$600,000.

Mr. Avery said that they made a nice layout with two entrances and three cul-de-sacs and that the lots were well above the minimum standards.

Mr. Webb said he had also heard that the houses were going to be lower than what was presented and was relieved to hear the price range. He likes that there isn't a cutthrough to the school as was suggested at one point. He asked if Millennium Builders were the ones who would be building the homes and that they weren't going to sell it to another company which Jason Copperwaite said that it is their intention to retain the land and construct the homes.

Mr. Avery made a motion to approve the Primary Plat, seconded by Mr. Webb. Roll call vote. Motion passed 6-0.

Administrative Review Update

Mr. Reischl said that they had approved a number of projects in their office:

- A 50,000sf building addition for Metals USA in the Port of Indiana
- A 15,000sf building in North Port for Koetter
- A new building for Libbs paving on Keystone Boulevard.
- A number of industrial projects
- The Development Plan for Bachman Auto Group on Veterans Parkway
- A Wawa gas station at the corner of Highway 62 and Gottbrath Parkway

Mr. McCutcheon asked if the Wawa would be larger than the one in Clarksville which Mr. Reischl said that it would be a 6,000sf development. Mr. Webb asked if there was any construction timing which Mr. Reischl said he did not have that information.

Report from Director's and Staff

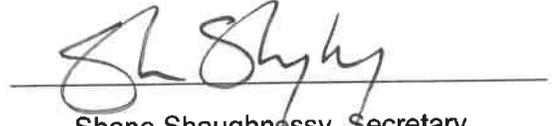
None

Adjournment

There being no further business to come before the Plan Commission, the meeting was adjourned at 5:55 pm.

Handwritten signature of Mike McCutcheon II in cursive, with the Roman numeral "II" written above the end of the signature.

Mike McCutcheon, Chair

Handwritten signature of Shane Shaughnessy in cursive, written over a horizontal line.

Shane Shaughnessy, Secretary