

MINUTES OF THE
JEFFERSONVILLE PLAN COMMISSION
December 2, 2025

Call to Order

Board President Mike McCutcheon calls to order the Plan Commission meeting. It is Tuesday, December 2, 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, and David Schmidt were present in the City Council Chambers. Members Bill Burns, Donna Reed, and Steve Webb were 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 October 28, 2025. Mr. Bottorff made a motion to approve the October 28, 2025 minutes, seconded by Mr. Schmidt. Roll Call vote. Motion passed 4-0.

Approval of the Docket

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

Old Business

None

New Business

PC-25-36 Rezoning

Micah Porter filed a Rezoning application for the 0.5 acre property located at the Southwestern corner of the intersection of E. 15th Street and Thomas V. Bryant Street. The current zoning is NS (Institutional Uses); the proposed zoning is M2 (Multi-Family Residential – Medium Scale). The Docket Number is PC-25-36.

Jon McCoy of JLM Engineering and Micah Porter, the property owner, were present. Mr. McCoy said they would like to rezone the property to allow for a 15 unit apartment building. He said Mr. Porter owns the Springhill Apartments at 1420 Spring Street which is adjacent to this property. He said the preliminary site plan would meet the UDO's regulations and would meet the architectural standards of the Downtown Design Overlay District, all of which would be worked out when they submit their Development Plan. He said that they would be adding sidewalks along 15th Street to provide pedestrian access to Lansden Park.

Mr. Reischl said that this property has been long vacant and wasn't sure why it was currently zoned NS and that it may have been owned by a church at one time. He said the NS does not

allow for much development and that the M2 district would be appropriate given the other apartments and commercial properties in the area.

Open Public Comment

No comment.

Close Public Comment

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

PC-25-37 Secondary Plat

J&H Development, LLC filed a Secondary Plat application for the property located at 5003 and 5005 Charlestown Pike. The application is for a 56-lot single-family residential subdivision (Legacy Farms, Section 1). The current zoning is R3 (Single Family Residential – Small Lot). The Docket Number is PC-25-37.

Jason Copperwaite with Paul Primavera and Associates stated that the Preliminary Plat for Legacy Farms had been approved by the Plan Commission last year and that some changes had been made since then. They had reduced the number of lots from 192 lots to 180 lots, moved an entrance on Charlestown Pike which will still line up with Kings Crossing across Charlestown Pike, expanded the main entrance's right-of-way to 70 feet to allow for a tree-lined boulevard to be created, and added a round-about for a marquee feature. He said typically Secondary Plats are approved by Staff, but because of the changes, it had to have the Commission's approval but that the plat still meets the standards of the UDO.

Mr. Reischl said that while there were significant changes, the changes still meet the code and are overall good.

Open Public Comment

No comment.

Close Public Comment

Mr. Avery made a motion to approve the Secondary Plat, seconded by Mr. Schmidt. Roll call vote. Motion passed 4-0.

Administrative Review Update

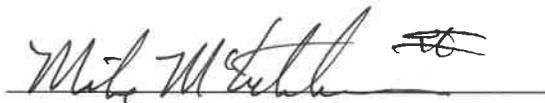
None

Report from Director's and Staff

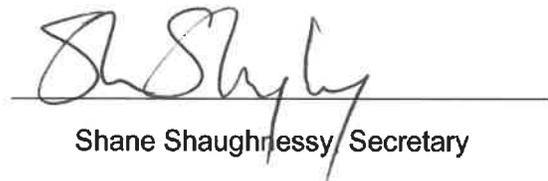
None

Adjournment

There being no further business to come before the Plan Commission, the meeting was adjourned at 5:42 pm.



Mike McCutcheon, Chair



Shane Shaughnessy, Secretary