

MINUTES OF THE  
**JEFFERSONVILLE PLAN COMMISSION**  
January 27, 2026

**Call to Order**

Board President Mike McCutcheon calls to order the Plan Commission meeting. It is Tuesday, January 27, 2026, 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, Donna Reed, David Schmidt, and Steve Webb 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 December 2, 2025. Mr. Burns made a motion to approve the December 2, 2025 minutes, seconded by Mr. Schmidt. Roll Call vote. Motion passed 7-0.

**Approval of the Docket**

Motion to approve the agenda made by Ms. Reed, seconded by Mr. Burns. Roll call vote. Motion passed 7-0.

**Old Business**

None

**New Business**

**PC-26-01 Primary Plat**

KGF Building, LLC filed a Primary Plat application for the properties at 4219 and 4223 Utica Sellersburg Road. The application is for a 6-lot single family attached subdivision. The current zoning is R2 (Single Family Residential – Medium Scale). The Docket Number is PC-26-01.

Austin Dockens with KGF Building stated they are wanting to build a 6-unit subdivision with three two-unit attached housing buildings which will be for sale.

Mr. Reischl said that they are asking for modifications for 0 foot setbacks to make the attached housing and a modification for minimum lot size. He said that in total, the properties would meet the standards but due to the odd shape of the lot, the modification is necessary for four of the lots.

Open Public Comment

Barry Hullett of 4225 Utica Sellersburg Road, next door to the property, asked if a 6 foot tall privacy fence would be provided, how close to the property line the houses would be built, and if there were any examples of this type of project the applicant has built before.

Eva Hullett of 4225 Utica Sellersburg Road said she is concerned about the privacy of their property given how close the houses are going to the property and that there is a large undeveloped parcel to the east of the properties that would not be as affected as they would be. She asked if these lots would be for sale whereas the previous proposal was going to be rentals.

#### Close Public Comment

Mr. Reischl clarified that the 0 foot setback being requested would only be on the side of the property that would allow for the units to be attached and that there would be over 20 feet between the proposed houses and the commenter's property. Mr. Dockens said that they did not have a plan to include a fence because of the lower density and different housing product. He said that while there was some concrete closer to the neighbor's property line, the houses would be more than 20 feet away from their property. He said that they would be selling these houses and that an similar example can be found on Level Street in Charlestown. Mr. McCutcheon said that he would suggest the applicant work with the neighbors to assist in adding some privacy such as vegetative screening. Mr. Webb said that this would be an asset as it would tear down some dilapidated houses and replace them with houses that will be sold at a good price point.

Mr. Burns made a motion a favorable recommendation, seconded by Mr. Schmidt. Roll call vote. Motion passed 7-0.

#### **PC-26-02 Secondary Plat**

Hilton Farm Development, LLC filed a Secondary Plat application for the property at 5103 Charlestown Pike. The application is for a 72-lot single family subdivision (Hilton Farms, Section 1). The current zoning is R3 (Single Family Residential – Small Scale). The Docket Number is PC-26-02.

Jason Copperwaite with Primavera and Associates said he is representing Hilton Farms Development, LLC and that they had come to the Plan Commission last year for Primary Plat approval. Due to needing significantly more room for detention basins which eliminated a number of lots and caused one of the streets to be turned into a cul-de-sac. This section originally was approved for 88 lots but has been revised to only include 72 lots. Everything else in the plat complies with the UDO standards.

Mr. Reischl said that Staff does not have issues with the changes and that some, including wider right-of-way at the entrance of the subdivision, may be an overall improvement.

#### Open Public Comment

No comment

#### Close Public Comment

Mr. McCutcheon said that after this plat was initially approved, the applicants would have to go to Drainage and do other calculations which can end up changing the final product and that this is an example of how the system works. Mr. Copperwaite said that when they do a primary plat,

they do their best to estimate the amount of drainage needed while staying in the regulations of the UDO. In this case, there is a large valley on this property which necessitated a larger drainage area. The Sewer Department also asked to move a stub street to provide future access. He said typically Staff can approve Secondary Plats without needing to come back to the Board but when significant changes occur, Staff is required to take it back to the Board.

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

**Administrative Review Update**

None

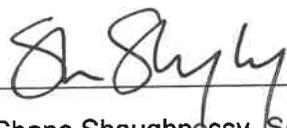
**Report from Director's and Staff**

Mr. Reischl said that he has distributed the Planning Department's Annual Report to the board members and asked them to provide any feedback they had.

**Adjournment**

There being no further business to come before the Plan Commission, the meeting was adjourned at 5:50 pm.

  
\_\_\_\_\_  
Mike McCutcheon, Chair

  
\_\_\_\_\_  
Shane Shaughnessy, Secretary