

MINUTES OF THE  
**JEFFERSONVILLE PLAN COMMISSION**  
March 31, 2026

**Call to Order**

Board President Mike McCutcheon calls to order the Plan Commission meeting. It is Tuesday, March 31, 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 members Mike McCutcheon, 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, 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 February 24, 2026. Ms. Reed made a motion to approve the February 24, 2026 minutes, seconded by Mr. Burns. Roll Call vote. Motion passed 7-0.

**Approval of the Docket**

Motion to approve the agenda made by Mr. Bottorff, seconded by Mr. Schmidt. Roll call vote. Motion passed 7-0.

**Old Business**

None

**New Business**

**PC-26-04 Rezoning**

BC Investors, LLC filed a Rezoning application for the property located at 2421 Coopers Lane. The applicant is requesting to rezone the parcel to I1 (Business Park/Light Industrial). The current zoning is R2 (Single Family Residential – Medium Lot). The Docket Number is PC-26-04.

Applicants Corey Hughes and Brian McAllister said they are looking to rezone the property to Industrial to allow for a flex space or storage type building.

Mr. Shaughnessy said that Staff typically prefers to have a preapp meeting with applicants to better understand their project and guide them through the process but that didn't happen in this case. He said Staff has concerns with rezoning the property to industrial, not necessarily because of what the applicants are proposing, but because of all of the other potential uses that could be approved at that location that may not be conducive to the area such as auto-related uses and outdoor storage uses. He said that if the applicants were interested in do specifically a flex space, a Use Variance could be a better avenue than a full-blown rezoning. He said that if the Commission chooses to recommend approval, staff recommends they do so with the

conditions that the rezoning is contingent upon the sale of the property to the applicants and that no outdoor storage of materials or vehicles be allowed.

Open Public Comment

No comment.

Close Public Comment

Mr. Schmidt asked if the applicants would prefer to go through the Use Variance instead of the rezoning which the applicants stated they would rather do the rezoning because it would give them flexibility if they were just planning on selling it later. Mr. Shaughnessy said that the Use Variance would allow a very specific use at the location, but would not open it up to other uses. Mr. Schmidt said that there is industrial properties around it which Mr. Shaughnessy said that there were but staff questions how far down Coopers Lane those uses should be allowed, especially given the property's prominent location. Mr. McCutcheon asked about other properties that had been given rezonings recently in the area which Mr. Shaughnessy said that those were approved mainly because they were on Hamburg Pike in an existing commercial and industrial area whereas this would be moving toward residential areas on Coopers Lane. Mr. Avery said that rezoning the property would make it more valuable and that there were other similar uses around it. Mr. McCutcheon said that they have had some concerns in the area based on adding impervious surface and flooding issues which Mr. Shaughnessy said that part of this property is in the floodplain which would mean that the structures would have to be elevated out of the floodplain and that a portion of the site is in the floodway which could not be built on. Mr. McCutcheon said that they wanted to make sure that the applicants would be good neighbors. Mr. Webb asked if the applicants had done other projects in the City which they said they had done similar structures on Hamburg Pike. Mr. Schmidt asked if this could be done in a commercial zone which Mr. Shaughnessy said that flex space and storage uses are really only allowed in industrial districts. Mr. Hughes said that they were more interested in the flex space idea with small units rented to contractors who needed shops and offices.

Mr. Avery made a motion for a favorable recommendation with the conditions that the rezoning be contingent upon the sale of the property to the applicants and that no outdoor storage of materials and vehicles be allowed, seconded by Mr. Schmidt. Roll call vote. Motion passed 7-0.

**PC-26-05 Rezoning**

KGF Building, LLC filed a Rezoning application for the properties located at 115 & 119 Eastern Boulevard. The applicant is requesting to rezone the parcel to R3 (Single Family Residential – Small Lot). The current zoning is CN (Commercial – Neighborhood). The Docket Number is PC-26-05.

Austen Dockens with KGF Homes said that they are wanting to develop the properties into single family homes. The current zoning of CN does allow single family, but has larger lot and building sizes. He said they want to trade off some of the flexibility of the CN zone district for the smaller dimensional standards in the R3 district. He said that they could build duplexes in the current zone district but would prefer single family. He said that one of the parcels was currently zoned R3 and to make a subdivision, they wanted all of the properties zoned the same.

Mr. Shaughnessy said that staff thinks this is a good project and that the R3 zoning would fit the area. He said that the project could help enliven the area and hopefully jumpstart development in the area.

Open Public Comment

No comment.

Close Public Comment

Ms. Reed asked what the price point for this development which Mr. Dockens said that it would range from \$215,000 to \$250,000.

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

**PC-26-06 Primary Plat**

KGF Building, LLC filed a Primary Plat application for the property located at 115 & 119 Eastern Boulevard. The applicant is requesting to create a 7-lot single family residential subdivision. The current zoning is CN (Commercial - Neighborhood). The Docket Number is PC-26-06.

Austen Dockens with KGF Homes said that they are proposing to make a 7-lot single family subdivision by subdividing 2 parcels into 6 lots and adding an existing R3 zoned lot. He said the homes would front Eastern Boulevard and would have parking off of the alley. He said there is one property that doesn't have road frontage which would be accessed off of the alley. He said he's had conversations with the Fire Department who said they would be okay with a home being placed there if the applicant is willing to provide a wider paved surface on the alley. He said he spoke with Engineering about drainage and that because they are decreasing the impervious surface, the drainage will improve at the site.

Mr. Shaughnessy reiterated that staff feels this is a good idea and that the house in the back is currently zoned R3 and could be built on without needing a plat.

Open Public Comment

No comment.

Close Public Comment

Mr. Schmidt made a motion to approve the Primary Plat, seconded by Mr. Burns. Roll call vote. Motion passed 7-0.

**Administrative Review Update**

None

**Report from Director's and Staff**

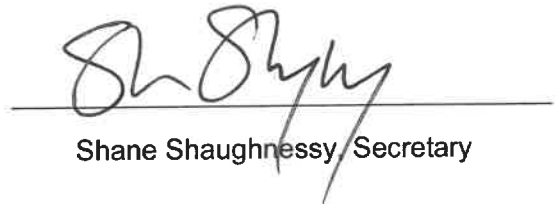
None

**Adjournment**

There being no further business to come before the Plan Commission, the meeting was adjourned at 5:54 pm.



Mike McCutcheon, Chair



Shane Shaughnessy, Secretary