

MINUTES OF THE
JEFFERSONVILLE PLAN COMMISSION
June 30, 2026

Call to Order

Board President Mike McCutcheon calls to order the Plan Commission meeting. It is Tuesday, June 30, 2026, it is 5:30 pm in the City Council Chambers, Jeffersonville City Hall, 500 Quatermaster 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, and Secretary Shane Shaughnessy.

(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 May 26, 2026. Ms. Reed made a motion to approve the May 26, 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. Burns, seconded by Mr. Bottorff. Roll call vote. Motion passed 7-0.

Old Business

None

New Business

PC-25-22 Rezoning

Jacob Elder filed a Rezoning application for the property located at 2801 Utica Sellersburg Road. The applicant is requesting to rezone the property to R3 (Single Family Residential – Small Lot); the current zoning is I1 (Business Park/Light Industrial). The Docket Number is PC-26-08.

Jacob Elder with the Elder Company stated that they are looking to rezone about 7.5 acres to R3 to create a 70-75 lot subdivision. He said that this would be in compliance with the Comprehensive Plan which encourages new subdivisions and the Future Land Use which defines this area as a residential area. He said that there is a single family subdivision across the street and while there are industrial uses in the area, they are mainly warehousing, not manufacturing and should not harm the residential uses.

Mr. Reischl said that generally they try to separate residential uses from industrial uses, but there is an existing subdivision across the road. He said while this would be consistent with the Future Land Use Plan, caution should be exercised given that there are undeveloped industrial parcels adjacent to this development.

Mr. Reischl said that he spoke with Steve Crider who is the landowner of industrial parcels across the lake from the subject properties and who owns the lake itself. He had concerns about adding families next to his private lake and the potential for people to use that lake.

Mr. Reischl said he also spoke to Jack Koetter who said that industrial land is scarce in Jeffersonville and that it is easy to rezone to residential uses and is much more difficult to rezone into industrial zones and thought that industrial land should be preserved in the community. He was also concerned that if the property was rezoned to residential, it could stifle future industrial development on his properties as these properties would then be subject to additional buffering and setback standards.

Open Public Comment

Dan Csizmadia stated he is the lessee of 2701 Waters Edge Parkway from Jack Koetter. He said they custom built the building on that property which houses his company which manufactures food processing equipment. He said that there is a plan for phased expansion on the property and plans to build an additional building north of the existing building which would be next to the subdivision. He is planning on buying the property and adding additional jobs to this area. He said he's concerned about additional setback standards if the rezoning would go through and that it could create conflict with residential uses.

Mr. McCutcheon asked the hours of operation of his business which Mr. Csizmadia said that it is typically two shifts, without a third shift.

Close Public Comment

Mr. Elder said that when JTL did the master plat of the area, this area was planned for a residential subdivision and that there is an existing 50 easement next to the lake for pedestrian access. He said that in the deeds and restrictions, public access is allowed on the lake.

Ms. Reed asked if it concerns him that there may be additional industrial uses being constructed next to his potential subdivision which Mr. Elder said that he was less concerned about it because it was zoned I1 and not for heavy industrial and that the current industrial neighbors shouldn't be an issue.

Mr. Schmidt asked about the details of the easement next to the lake which Mr. Elder said that it prevents and building from happening within 50 feet of the lake and that there is also a sewer easement that runs through that area which would also prevent development in that area. He said that he would like to add a gazebo or some other outdoor seating area in that area for the residents.

Mr. Bottorff asked about ingress into the subdivision which Mr. Elder said that there is only one access point which is through an access easement to Utica Sellersburg Road.

Mr. Schmidt asked if there was still enough industrial land to allow Mr. Csizmadia to expand on his land which Mr. Reischl said that if the property was rezoned, the industrial land around it would be subject to an additional 35 foot setback in addition to the required 20 foot setback.

Mr. Webb said that he met with the developer and said that he was able to alleviate his concerns about the rezoning and said that in speaking to the residents in the area, they would rather see a residential subdivision than an industrial development. He said he is okay with the one entrance as it is across from an existing street. He said there is still a lot of vacant property in the area that could be used for industrial purposes. Mr. Reischl said that the State of Indiana owns some land which restricts where the access to this subdivision could go.

Mr. Avery said that there is still a lot of industrially zoned land and that given that it's not next to an interstate off ramp, it's unlikely that a major industrial use would move here.

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

Administrative Review Update

None

Report from Director's and Staff

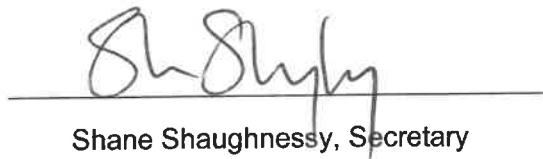
None

Adjournment

There being no further business to come before the Plan Commission, the meeting was adjourned at 5:47 pm.



Mike McCutcheon, Chair



Shane Shaughnessy, Secretary