

MINUTES OF THE  
**JEFFERSONVILLE PLAN COMMISSION**  
May 26, 2026

**Call to Order**

Board President Mike McCutcheon calls to order the Plan Commission meeting. It is Tuesday, May 26, 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 were present in the City Council Chambers. Member Steve Webb was absent. Also present were 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 March 31, 2026. Ms. Reed made a motion to approve the March 31, 2026 minutes, seconded by Mr. Schmidt. Roll Call vote. Motion passed 6-0.

**Approval of the Docket**

Motion to approve the agenda made by Mr. Burns, seconded by Mr. Bottorff. Roll call vote. Motion passed 6-0.

**Old Business**

None

**New Business**

**PC-26-07 Primary Plat**

Millennium Builders, LLC filed a Primary Plat application for the property located at 714 & 720 Ohio Avenue. The applicant is requesting to create a 5-lot single family-attached residential subdivision. The current zoning is R4 (Single Family Residential – Old City). The Docket Number is PC-26-07.

Erik Merten with Primavera and Associates said that they are requesting primary plat approval for 5 attached housing lots, one with three units and one with two units. They are requesting a modification for 0 foot side setbacks that would allow the attached housing.

Mr. Reischl said that this plat meets the general purposes of the Comprehensive Plan in getting more residents downtown and provides more eyes on the Falls Landing Park. He said that Staff has worked with the developer and that they are requesting a side yard setback variance to situate one of the buildings closer to a City-owned property.

Open Public Comment

Fred Collins of 702 Ohio Avenue stated he has lived in his house for almost 20 years. He said that there are issues regarding homelessness and drug use in the area. He said that there are issues with sewer and stormwater capacity in the area. He said the properties have not been maintained and have tall grass in them. He said that the taxes will increase if these homes are built. He said that there have been issues with flooding in the area that the City hasn't addressed. He asked who the new owners of the houses will be or if it will be the same owner.

Tim Netherton of 708 Ohio Avenue said he has lived at the property for 16 years. He said that the current owner of the property can't maintain two homes currently, so he doubts he would maintain 5 homes. He said that the City bought and demolished all but 5 homes on this block and that the area should remain single family. He said there are issues with parking, particularly when there are events at the Depot and questioned where they will be parking.

Jennifer Netherton of 712 Ohio Avenue said she has rented the house for 6 years and that she lives next door to the property and has had to mow the grass there previously. She said that the additional density would negatively impact the area, particularly related to parking. She said that the setback variance raises questions of if the properties are being overdeveloped. She said that she has had issues with homelessness and drug use, particularly in the new park.

#### Close Public Comment

Mr. Merten said that they will be reserving sewer credits with the City's Wastewater Department and have reached out to the Engineer regarding stormwater and said that he didn't have an issue with the development. He said Millennium Builders is the developer of the home and is purchasing the property from the current owner and that the homes will be for-sale single family homes. He said that two off-street parking spots will be provided per unit behind the houses and that the size and lot dimensions meet the R4 zone district. Mr. McCutcheon asked if the applicants have done similar projects in the area which Mr. Merten said that they have done 35-40 similar infill projects in Jeffersonville, all of which have been sold. Ms. Reed asked what the price of the homes will be which Mr. Merten said each unit would start around \$230,000 to \$235,000. Mr. Schmidt asked if the parking behind the house will still allow the alley to be used which Mr. Merten confirmed.

Ms. Reed said that she is sorry for the distrust the people of this area feel and that she appreciates the speakers brought up these issues. She said that it seems like this would be an improvement to the property and would provide additional eyes on the park. She encouraged the residents to reach out to the Code Enforcement division if there are issues in the area.

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

#### **Administrative Review Update**

None

#### **Report from Director's and Staff**

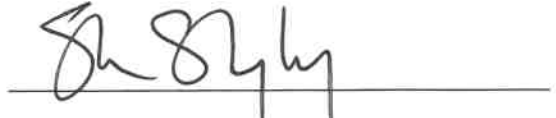
Mr. Reischl said that Indiana House Bill 1001 requires all municipalities to hold a public hearing regarding barriers to housing development. He said they are planning to present a public hearing prior to the next Plan Commission meeting at 4:30pm and said they will be inviting developers in the area to attend.

**Adjournment**

There being no further business to come before the Plan Commission, the meeting was adjourned at 5:52 pm.



Mike McCutcheon, Chair



Shane Shaughnessy, Secretary