

MINUTES OF THE
JEFFERSONVILLE PLAN COMMISSION
July 28, 2026

Call to Order

Board President Mike McCutcheon calls to order the Plan Commission meeting. It is Tuesday, July 28, 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, and David Schmidt were present in the City Council Chambers. Members Donna Reed and Steve Webb were absent. Also present were Planning & Zoning Attorney Les Merkley and Secretary Shane Shaughnessy, and City Engineer Andy Crouch.

(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 June 30, 2026. Mr. Burns made a motion to approve the June 30, 2026 minutes, seconded by Mr. Bottorff. Roll Call vote. Motion passed 5-0.

Approval of the minutes from the Special Called Housing meeting from June 30, 2026. Mr. Schmidt made a motion to approve the Special Called meeting minutes from June 30, 2026, seconded by Mr. Avery. Mr. Burns and Mr. Bottorff stated they were not at the meeting and would abstain from voting. The motion failed. Mr. Burns made a motion to table the approval of the Special Called meeting minutes until next month, seconded by Mr. Bottorff. Roll Call vote. Motion passed 5-0.

Approval of the Docket

Motion to approve the agenda made by Mr. Bottorff, seconded by Mr. Burns. Roll call vote. Motion passed 5-0.

Old Business

None

New Business

PC-26-09 Primary Plat

Joe Lee & Luke Etheridge filed a Primary Plat application for the 2.3 acre property located at the end of Roosevelt Drive. The applicant is requesting to create a 9-lot single family residential subdivision. The current zoning is R2 (Single Family Residential – Medium Lot). The Docket Number is PC-26-09.

Jon McCoy with JLM Engineering stated he was there on behalf of Joe Lee and Luke Etheridge for a primary plat proposal for 9 lots on Roosevelt Drive. The site is zoned R2 and was previously platted for 9 lots with a different orientation. The proposed lots would run north-south. There is

floodplain that runs across the northern lots and have moved the road to the south to allow for bigger building areas on those lots. The buildings will have to be elevated 2 feet out of the floodplain. The lots themselves meet the R2 standards. He said that he has spoken to the fire department and other city services about providing a turn around point and that they have added a hammerhead turn around which will provide space for vehicles to turn around in this area.

Mr. Shaughnessy stated that the property is located in the floodplain and partially in the floodway which is not allowed to be built in. Lots 8 and 9 in particular have about half of the properties in the floodway which would be enough to build a house on, but may constrain future accessory buildings. He said that they are requesting a number of modifications which would match the development pattern of Roosevelt Drive – 40 foot right-of-way instead of the required 50 foot right-of-way, omission of a cul-de-sac and instead provide a dead-end, and that the pavement width be 24 feet instead of 26 feet, and to omit the required sidewalks and curb and gutter. He said that he had spoken to other City departments including fire and solid waste who indicated that they would have to back the vehicles out because no turnaround was provided. He also said that the Plan Commission could require the developer to pay into the sidewalk fee-in-lieu program for the omitted sidewalks. He said ultimately it would be up to the Commission to determine if the modifications are warranted.

Open Public Comment

Thomas and Diane Sanders of 1129 Reeds Lane said they own properties that back up to the subject property and are selling the property to the applicants and said that they have no objections.

Jerry Hambaugh of 1112 Roosevelt Drive said that he's lived there for 48 years and said that he doesn't think the lack of a sidewalk would be a problem as there aren't sidewalks in that area.

George Hoffa of 1135 Reeds Lane said his property backs up to the subject property and said that he has no issues with the applicant developing the property.

Close Public Comment

Mr. Avery asked how far the nearest house will be from the drainage ditch in the rear which Mr. McCoy said that the closest possible house would be Lot 5 which would still be 80-90 feet from the ditch. Mr. McCutcheon said that it's important to develop things that fit in and that the project fits the area well given its development pattern.

Mr. Avery made a motion to approve the Primary Plat with the requested modifications, seconded by Mr. Schmidt. Roll call vote. Motion passed 5-0.

PC-26-10 Primary Plat

Luke Etheridge filed a Primary Plat application for the 0.51 acre property located north of 2416 Hamburg Pike. The applicant is requesting to create a 6-lot single family-attached residential subdivision. The current zoning is R2 (Single Family Residential – Medium Lot). The Docket Number is PC-26-10.

Jon McCoy of JLM Engineering stated he was there on behalf of Luke Etheridge and that they are proposing a 6-lot attached-single-family housing subdivision with three buildings total. The lots are located next to duplexes and the quarry. They are proposing that the properties have shared driveways which will allow space to turn around before exiting onto Hamburg Pike. He said they are asking for modifications for 25 foot wide lots, 3500sf lot areas, and 0 foot side setbacks for the attached housing.

Mr. Shaughnessy said that staff has severe reservations about this proposed subdivision in that it feels like too much density in too small of an area. He said the proposed modifications would be more suited in an R3 zoned area and granting them would be a de facto rezoning. He said they would be okay with 4 lots and that 6 is more density than is allowed. He said they also have issues with the proposed parking scheme as all of the parking would be in front of the buildings and would not provide any front yard space. Its location next to an active quarry also makes them concerned about the long term value of these houses. He said staff would prefer the applicant to come back with a 4 lots subdivision rather than the 6 which they had requested of the applicant but the applicant chose to move forward with 6 units.

Open Public Comment

No comment.

Close Public Comment

Mr. McCoy said that he understands the concern about increased density but said that density isn't out of place in that area and that there are existing duplexes next door. He said that they are providing ample space for parking and maneuvering and could push the homes back to provide additional green space near the road.

Mr. Schmidt asked pushing the homes back would help which Mr. McCoy said it would lengthen the driveways which would give the opportunity to add more green space between the driveways and the road. Mr. McCutcheon asked if this development's pattern is similar to the neighbors which Mr. McCoy confirmed. Mr. Bottorff asked if the neighboring property received similar modifications which Mr. Shaughnessy said those house probably predate the current standards and that the question is ultimately if the Board would want to continue that development pattern which some could say is unsightly. Mr. Schmidt said he isn't sure what decreasing from 6 units to 4 would accomplish other than making the development match the zoning requirements.

Mr. Schmidt made a motion to approve the plat with the requested modifications, seconded by Mr. Avery. Roll call vote. Motion passed 5-0.

PC-26-11 Rezoning

The City of Jeffersonville Planning and Zoning Department filed a Rezoning application for the portions of the properties to the rear of 616, 618, 620, and 622 Erin Drive. The current zoning is PD (Planned Development). The proposed zoning is R1 (Single Family Residential – Large Lot). The Docket Number is PC-26-11.

Shane Shaughnessy said that when Staff was working on putting together for Family Ark, they noticed that a portion of the original Family Ark property on the west side of the Lancassange Creek drainage basin had been sold off to adjoining property owners. The properties sold were still zoned in the Family Ark Planned Development so staff contacted the property owners to see if they would be willing to have the properties rezoned to match the R1 zoning of their houses which the owners agreed to. Mr. Shaughnessy explained that by maintaining the PD zoning, it could cause future issues should one of the property owners want to place structures on that property as the PD is very specific to the Family Ark services. He said that they had received calls about the rezoning and clarified that there were no houses or structures currently proposed and that the property owners are committed to keeping the land as is. He said this is mainly a clerical change to ensure the accuracy of the zoning map.

Open Public Comment

Erin Murphy and her husband Michael of 305 River Forest Parkway stated that the subject property backs up to their back yard. She said she was concerned about any structures being placed on their property as it would reduce the value and enjoyment of their property and that the property is a valuable resource for wildlife in the area. She asked Mr. Shaughnessy to explain what was being requested which he replied that a Planned Development is a specific zoning district that is requested by a developer and that when properties are sold off, it makes things difficult as the owner of the property is no longer the entity that requested the PD. He said that the R1 zone district is a base district that only allows single family uses and accessory structures. He said that the areas that are under the proposed rezoning have no access and would be very difficult to develop and that this is just a clerical change to ensure that no issues arise in the future. Ms. Murphy said that there is a steep drop off back to the creek and that she would want to be notified if any development occurs. Mr. Shaughnessy said that due to the lack of access and topographic issues, the land really only could be used for small structures like sheds and that any future subdivisions of the land would have to go back to the board and that the neighbors would be notified. Mr. McCutcheon said that the Board is only going to be making a recommendation to Council and that she could also bring up her concerns to them. Mr. Merkley clarified that even in the PD zone district, the land could still be developed and that stopping the rezoning would not have an effect on the developability of the land.

Sarah Butler of 301 River Forest Parkway said that when she bought her house, she was told that the area was protected and that no development would occur there. She said she would like to see the area protected for the wildlife in the area.

No comment

Close Public Comment

Mr. Bottorff made a motion a favorable recommendation, seconded by Mr. Burns. Roll call vote. Motion passed 5-0.

Administrative Review Update

Mr. Shaughnessy said that they hadn't had an administrative review for a while and provided an update that the Department had approved the following developments in the last few months:

Commercial

- Development Plan – Presbyterian Foundation – parking expansion and walking trail

Residential

- Minor Plat – 4418 Hamburg Pike – 3 lots
- Secondary Plat – Legacy Farms Section 2A
- Secondary Plat – Flats at Utica Sellersburg
- Secondary Plat – Mystic Falls Section 4
- Secondary Plat – King's Crossing Section 1

Industrial

- Development Plan – 350 Salem Road – building expansion
- Development Plan – 701 Port Road – Parking expansion
- Development Plan – 5800 Hamburg Pike – New mini-storage building
- Development Plan – Corner of Centennial Blvd & Port Road – 2 new warehouses
- Development Plan – 4780 Keystone Blvd – new warehouse
- Development Plan – 370 Logistics – internal renovation and safety updates to existing warehouse

Institutional

- Development Plan – Jeff High – Parking expansion
- Development Plan – Walnut Ridge Cemetery – New columbarium

Report from Director's and Staff

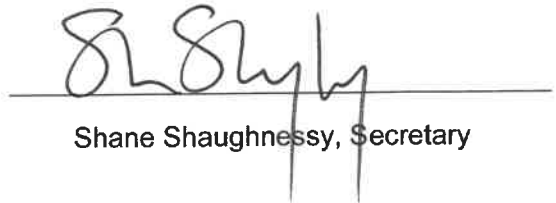
None

Adjournment

There being no further business to come before the Plan Commission, the meeting was adjourned at 6:09 pm.



Mike McCutcheon, Chair



Shane Shaughnessy, Secretary