

MINUTES OF THE
JEFFERSONVILLE PLAN COMMISSION – SPECIAL CALLED MEETING
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 4:30 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 Donna Reed, David Schmidt, and Steve Webb were present in the City Council Chambers. Board members Duard Avery, Chris Bottorff, and Bill Burns were absent. 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 the Docket

Motion to approve the agenda made by Ms. Reed, seconded by Mr. Webb. Roll call vote. Motion passed 4-0.

New Business

A Special Public Hearing regarding barriers to housing development as required by HEA 1001 – 2026.

Chad Reischl introduced the item stating that the State of Indiana passed a housing bill that mandates that all cities hold a public hearing to evaluate their zoning code to determine if they are adequately promoting housing development in their communities. He said that he has prepared a presentation regarding the items they are required to review and how they are addressed in the City's Unified Development Ordinance and will follow with a discussion about the current standards and any suggestions those in the audience may have to help improve the ordinance. Chad presented the following:

- Density standards:
 - o The UDO does not have explicit density minimums or maximums for single-family residential uses. Density is largely determined by a zone district's development standards.
- ADUs and modular homes:
 - o Manufactured homes are permitted provided they meet existing housing development standards.
 - o ADUs are allowed via Special Exception in all Residential zone district (provided they meet size and component standards).
 - o Currently modular or manufactured homes are not permitted to be used as Accessory Dwelling Units. The UDO will be changing its standards to meet State law and allow these structures to be used as ADUs.
- Garage size and placement:

- The UDO does not expressly require a garage but does require 2 off-street parking spaces (except in R4).
 - For attached garages, the UDO does not have minimum or maximum size standards or placement standards.
 - For detached garages, size is determined by zone district and the structures may only be placed to the side or rear of the primary structure.
- Roof pitch:
 - The UDO does not have standards for roof pitch.
- Lot size:
 - Minimum lot size is determined by zone district
- Setbacks:
 - Setbacks are determined by zone district
- Off-street parking:
 - Minimum off-street parking standards are determined by zone district
- Design Standards:
 - The UDO does not have design standards for housing.
 - The Downtown Overlay Districts have design standards for multi-family housing.
- Height limits:
 - Height limits are determined by zone district
- Impact fee zones:
 - The UDO does not prescribe any zones for impact fees.
- Streamlining permit processing timelines:
 - The City has adopted online permitting which has expedited permitting processes
 - We generally allow concurrent filings for zoning applications
 - Generally we feel that we are more than able to process applications in a timely manner.
- Property tax abatements for denser developments:
 - The City does not provide property tax abatement for residential developments.
 - Because there are no explicit density standards, such tax abatements would be difficult to implement.
- Donating vacant land for affordable housing:
 - Jeffersonville has very little disposable developable land that can be used for housing.
 - The City recently, however, approved a residential TIF district for the former Eastlawn school property. This allowed a 61-unit subdivision to be built.

Chad stated that following this meeting, the next steps are for the Department to take the feedback received and evaluate how to incorporate it into upcoming revisions to the UDO. Following this meeting, we will be preparing a report to send to the Indiana Legislative Services Agency by the end of the year detailing the results of this meeting and what changes were made based on the comments made at this meeting.

Ms. Reed ask if ADUs will still require a Special Exception which Mr. Reischl confirmed. She further asked about the future of the City's Institutional zoning district which Mr. Reischl said the Department is looking into removing that zone district because of a number of issues regarding redevelopment of Institutional properties.

Mr. Avery entered the meeting at 5:02pm.

Mr. McCutcheon asked the audience for their comments.

Open Public Comment

Jason Copperwaite with Primavera and Associates stated that the 2021 revamp of the UDO was significantly better than surrounding communities and that Jeffersonville is the best place in Southern Indiana for developers to work and that overall the City staff in all departments are very helpful. He suggested looking into making the zoning more homogenous along certain corridors such as Holmans Lane and Allison Lane to help promote redevelopment and density in these area.

Scott Adams with DC Develop who helped build the former Eastlawn school site suggested that it would be helpful for the state to remove the requirement of a public hearing for plats that meet all development standards. He said that it didn't make sense to hold a public hearing for a development that meets all of the City's standards and that doing so adds uncertainty to the process which makes investors and builders nervous. He also suggested that some streamlining could happen to help reduce the need for redundant submittals to multiple City departments and decrease the time it takes to get their entitlements which will ultimately make projects begin faster and open up more opportunities.

Kelli Jones, a local landscape architect, said that the changes to the UDO in 2021 were extremely helpful to boosting new development as there is a significant demand for smaller lots and more housing. She said she agrees the City's Institutional zoning should be removed and that schools and churches should be in residential areas where people live. She would like to see some better parking incentives to reduce the amount of required parking such as location next to transit or adding green infrastructure. She agreed that the City should look at the patchwork zoning along some of its corridors and that the City should also look into adding standards that make subdivisions more connected, rather than each small subdivision having its own entrance and exit and are isolated from one another. She said the City's Development Plan and Planning approvals are some of the easiest she's worked with in the area. She said where most projects get stuck is with the utility companies and that more should be done by these entities to make the process easier.

Mindy Johns with Millennium Builders said she thinks Jeffersonville is extremely easy to work with compared to other communities and municipalities.

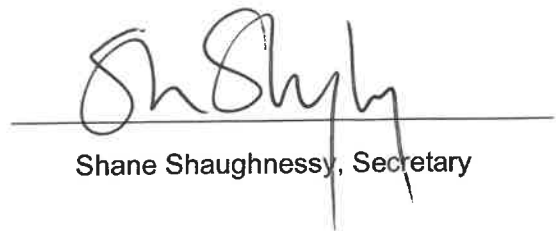
Close Public Comment

Adjournment

There being no further business to come before the Plan Commission, the meeting was adjourned at 5:02 p.m.



Mike McCutcheon, Chair



Shane Shaughnessy, Secretary