

MINUTES OF THE
JEFFERSONVILLE PLAN COMMISSION
August 25, 2026

Call to Order

Board President Mike McCutcheon calls to order the Plan Commission meeting. It is Tuesday, August 25, 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, and Steve Webb were present in the City Council Chambers. Also present were Planning & Zoning Attorney Les Merkley, 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 the Special Called Plan Commission meeting from June 30, 2026. Mr. Schmidt made a motion to approve the June 30, 2026 minutes, seconded by Ms. Reed. Roll Call vote. Motion passed 5-0 with Mr. Burns and Mr. Bottorff abstaining as they were not at the meeting.

Approval of the minutes from July 28, 2026. Mr. Burns made a motion to approve the July 28, 2026 minutes, seconded by Mr. Bottorff. Roll Call vote. Motion passed 7-0.

Approval of the Docket

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

Old Business

None

New Business

ZO-26-01 UDO Amendment

The Department of Planning and Zoning submitted a text amendment to the Unified Development Ordinance for recommendation to the City Council. The proposed amendments are for Appendix C: Downtown and Adjacent Neighborhoods Map. The Docket Number is ZO-26-01.

Chad Reischl stated the that the Planning Department had a number of conversations with people in the Arctic Springs neighborhood regarding short-term rentals and while there's not much the City can do to regulate them due to State statutes, the City can make the approval of the rentals a Special Exception. He said that the Arctic Springs area has seen a number of short-term rentals go in due to its location on the river. The area where short-term rentals are required is governed by the map in Appendix C. He said that it makes sense to expand that map to the Arctic Springs

neighborhood and in trying to find the right boundary for this expansion, the Department determined it would be cleanest to extend the boundary along 8th Street to Perrin Park and down to the river which would also correspond to Planning District 3 in the Comprehensive Plan.

He said that in addition to now requiring short-term rentals to receive a Special Exception if they are in this area, the map is also referenced in the NS zone district which allow for smaller setbacks if they're in this area and for smaller unit sizes if the property is zoned M1. He said there is only one M1 property in the expanded area and the NS properties are likely not changing.

Open Public Comment

No comment

Close Public Comment

Ms. Reed said she has received many questions about short-term rentals from residents in this area and that they had organized a meeting regarding the issue which was very well attended and that they are right to be concerned given they are on the riverfront. She said that this will help protect the investments people have made in this area and that the new map would encompass 67% of all currently registered short-term rentals which shows how popular the area is. She said there are already 4-5 short-term rentals in Arctic Springs and that the residents of the area have done a good job in reaching out and inquiring about what can be done to address this issue.

Mr. Webb asked if all of those short-term rentals were registered with the city which Mr. Reischl said only 2 of them are currently registered. Mr. Webb asked if anything can be done when a property isn't registered which Ms. Reed said that Mr. Reischl has already put a list of known rentals on the city's website and that if someone thought they knew of a short-term rental they can contact his department and they would take action. Mr. Reischl said that it can be difficult to detect a short-term rental but if someone contacts him with evidence of a listing, he can initiate enforcement.

Mr. Bottorff asked what the state rules on short-term rentals are which Mr. Reischl said that the state restricts municipalities from placing many restrictions on short-term rentals. Municipalities are allowed to require the rentals to register and can make the approval a Special Exception, but that the Special Exception cannot be denied except in cases where there are life and safety issues. He said they are not able to restrict the number of rentals in a neighborhood or how many are on a block. Mr. Bottorff asked if this amendment is made, what grounds are there to deny the Special Exception which Mr. Merkley said that while the Special Exception could be denied, it would have to be denied on the ground other than it being a short-term rental. Mr. Reischl said that this amendment would make someone jump through another hoop to make a house into a short-term rental. Ms. Reed said that this would help slow down the amount of short-term rentals in the area by providing another procedure they would have to do and would help alert neighbors that a short-term rental was going in their neighborhood. Mr. Bottorff said that he wants to be careful of something that would prevent a house from being sold. Mr. Webb said that this feels like smoke and mirrors and is issue is partially due to the low cost of land and people from out of state coming in and buying property. Mr. Reischl said the city is having issues due to Louisville placing regulations on short-term rentals as they are allowed to do so by Kentucky.

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

Administrative Review Update

Mr. Reischl said they completed one Development Plan since last month – a senior living facility at the end of Gottbrath Parkway that will be part of the Bridgepoint Commons development. It will be townhome-style patio homes for senior living.

Report from Director's and Staff

Mr. Reischl said that Staff is working on another update to the UDO that was brought about by changes to State legislation. In making those changes, he said they wanted to make some other changes that have been noticed since the UDO's adoption five years ago. He said the following changes are being recommended:

- Schools are now allowed in all zone districts due to state mandates
- The city will no longer license food trucks as the state has mandated the local health department will do this, though the city retains the right to regulate the location of these trucks
- Wireless communications towers no longer have a height limit due to state statutes
- Indoor shooting ranges are allowed in all commercial zones per the state, though can be excluded in commercial mixed use areas such as the CD district
- Modular homes must be allowed to be used as accessory dwelling units per state rules
- The state is mandating that permit fees are not more than what it reasonably takes to issue the permit and can only be updated every five years at the rate of inflation so updates will be made to ensure the costs of the permits follows this
- Following a suggestion at June's state mandated housing meeting, they are suggesting that Minor Plats that contain 6 or less lots, rather than the current 4 lots, be allowed to be approved at staff-level, provided they meet all standards and are not dedicating right-of-way
- Due to Federal RLUIPA legislation, churches, temples, mosques, etc. must be allowed in zone districts where other places of gathering are allowed
- The elimination of the NS zone district which has been shown to be problematic as when the institutional use goes away, a rezoning is almost always required to redevelop the property. Most of the NS uses are already permitted in other zone districts
- The C1 and C2 zone districts will be combined as the two districts are very similar and can cause unnecessary variances if property is improperly zoned. The C2 zone was designed as a place for large scale commercial properties such as shopping malls but that development pattern has become outdated with most developers opting to parcel off properties for easier sale
- A number of minor changes that will help clarify a number of other standards throughout the UDO

Mr. Reischl said that he has a proposed fee schedule that will take into account the cost of running meetings, processing permits, and materials. In some cases, this would raise the rates quite a bit, and while he doesn't want to make development cost prohibitive, the state is mandating that some changes be made. Mr. Bottorff asked how these rates compare to other cities which Mr. Reischl said they are near Clarksville's costs and said he doesn't feel the updated fees would be significantly more than peer cities. Ms. Reed said she is happy to see the NS go away as it has been problematic in the past and will hopefully lead to more growth in these areas. Mr. Reischl said that now that churches and schools are allowed in any zone district, the NS

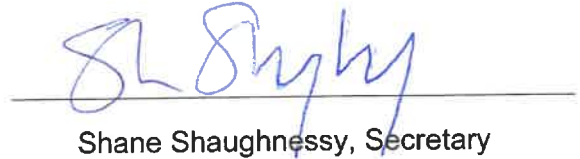
district is largely unnecessary. He said that a map has been created with the proposed zone changes for the NS properties that has been uploaded to the City's website.

Adjournment

There being no further business to come before the Plan Commission, the meeting was adjourned at 5:57 pm.

A handwritten signature in blue ink, reading "Mike McCutcheon", written over a horizontal line.

Mike McCutcheon, Chair

A handwritten signature in blue ink, reading "Shane Shaughnessy", written over a horizontal line.

Shane Shaughnessy, Secretary