

Minutes of the  
**Jeffersonville Plan Commission**  
May 25, 2021

**Call to Order**

Chairman Mike McCutcheon calls to order the Jeffersonville Plan Commission meeting. It is Tuesday, May 25, 2021. It is 6:01 PM in the Mayor's Conference Room, Jeffersonville City Hall, 500 Quartermaster Court, Jeffersonville, Indiana. The meeting was held online via the Zoom web platform and Facebook Live.

**Roll Call** – Mr. Avery | Mr. Bottorff | Ms. Bupp | Mr. Burns | Mr. Webb | Mr. Paris | Mr. McCutcheon  
Members present were Duard Avery, Chris Bottorff, Bill Burns, Steve Webb, Joe Paris and Mike McCutcheon. Member Kathy Bupp was absent. Also present were Chad Reischl, Planning and Zoning Director; Les Merkley, Planning and Zoning Attorney; Shawn Dade, Planning and Zoning Long Range Planner; and Shelby Walsh, Secretary. Mike McCutcheon was live in the Mayor's Conference Room. All others present via Zoom.

**(Secretary's Note: All plat maps, public letters, photos, etc. presented before the PlanCommission on this date can be found in the office of Planning & Zoning.)**

**Approval of Minutes**

Approval of the minutes from April 27, 2021. Bill Burns made a motion to approve the April 27, 2021 minutes, seconded by Joe Paris. Roll call vote. Motion passed 6-0.

**Approval of Docket**

Mr. McCutcheon asked for a motion on approval of the docket for tonight, May 25, 2021.

Les Merkley requested that a new item be added to new business at the end of the docket for an electronic meeting policy. Mr. Burns made a motion to approve the amended docket to include this resolution, R-21-03, seconded by Mr. Webb. Roll call vote. Motion passed 7-0.

Kathy Bupp joined the meeting at 6:03 PM.

**New Business**

**PC-21-15**

Jim Calvery with Jeffersonville Commons, LLC filed a Development Plan application to build a 60,000 square foot medical facility at a vacant parcel between Candy Lane and Schlosser Farm Way. The property is zoned PD (Commercial Planned Development) in the Jeffersonville Commons development. The Docket Number is PC-21-15.

Jim Calvery with Nicklies Development from Louisville, Kentucky said he was present to represent the case. The proposed development is a combined building to include Norton Facility and Life Point, providing care for all for emergency, aesthetic, behavioral, and traditional care. It will include an ambulatory entrance, trauma rooms, a lab, and more. This was initially proposed six years ago, then paused, but with the expansion of the city toward the northeast area and River Ridge the businesses feel it is more needed. The Jeffersonville Commons Planned Development encourages this type of use. The helicopter pad initially proposed has been removed to incorporate a couple more parking spaces and additional greenspace. The emergency room will be open 24 hours and no appointments necessary.

Open public comment. No letters or phone calls submitted or anyone present. Close public comment.

Kathy Bupp asked whether this is a hospital, a Norton Hospital. Jim Calvery answered that while it does have emergency access, including emergency rooms and a trauma room, it is not a traditional, full size hospital. Kathy Bupp asked if that makes it an immediate care center. Jim Calvery said he was not sure the official difference between hospital and immediate care. Kathy Bupp asked if physicals and shots can be received at this center. Jim Calvery said yes, many different types of medical care will be provided here. Steve Webb believes this type of development is needed on this side of the city. No additional questions or comments from the Plan Commission.

Steve Webb made a motion to approve the development plan. Kathy Bupp seconded the motion. Roll call vote. Motion passed 7-0.

#### **R-21-02**

Les Merkley, attorney for the City of Jeffersonville requested a hearing regarding a resolution for the Jeffersonville Department of Redevelopment. The resolution is "An Order Approving Amending Declaratory Resolution Concerning Riverfront Development District and Gateway Economic Development Area". The resolution is to expand the districts to include The Depot and parts of NoCo. The Docket Number is R-21-02.

Les Merkley presented five additional blocks /parcels that Redevelopment would like to see added to the Riverfront District and Gateway Economic Development Area. This includes the NoCo area, the fire museum across the street, and the shipping containers. This is not part of TIF. The State of Indiana requires the Plan Commission sign off on this before it is referred to the city Council and back to Redevelopment.

Ms. Bupp asked if the map showing parcels highlighted in blue were already included. Les Merkley stated they are.

Open public comment. Close public comment.

Chris Bottorff asked about the type of procedure needed: is Plan Commission giving a favorable recommendation to the City Council or approving a resolution. Les Merkley explained that the Plan Commission is approving a motion to amend the resolution that will then be heard again by Redevelopment, before ultimately being heard by the City Council. This procedure allows for a checks and balances system so that no department or board can make changes that affect the future city plans.

No additional questions or comments from the Plan Commission.

Kathy Bupp made a motion to approve this resolution to ratify the amended order concerning riverfront development district and gateway economic development area and send it back to the Redevelopment Commission. Joe Paris seconded the motion. Roll call vote. Motion passed 7-0.

#### **R-21-03**

Les Merkley, attorney for the City of Jeffersonville, requested a hearing regarding a resolution for meeting policy. The resolution is "A Resolution Adopting an Electronic Meeting Policy". The resolution will allow Plan Commission more flexibility for meetings. The Docket Number is R-21-03.

Les Merkley explained this resolution is similar to what City Council recently passed. It allows some flexibility to Plan Commission meetings in that up to 3 members can attend a meeting virtually, with some contingencies as stated in the resolution. Mr. Merkley stated the city's Redevelopment Commission has had this ability for some time and that these rules just allow the Plan Commission these allowances while meeting state requirements.

No additional questions or comments from the Plan Commission.

Bill Burns made a motion to approve the development plan. Chris Bottorff seconded the motion. Roll call vote. Motion passed 7-0.

#### **Reports from Director and Staff**

Chad asked board member to save the date for a joint session with Plan Commission and Board of Zoning Appeals next Tuesday, June 1<sup>st</sup>, likely at 7 PM, for a presentation of the Unified Development Ordinance and to discuss the changes that have been made since the last discussion. This will be with City Council. Expect an email by the end of the week with more information. There is a revised guidebook you will also receive.

Mike McCutcheon opened the meeting up for any comments from board members. Close board comment.

#### **Adjournment**

Mike McCutcheon asked whether any additional board members had any additional comments or questions. There being no further business to come before the Plan Commission, he asked for a motion to dismiss. Mr. Burns made a motion to dismiss. The meeting adjourned at 6:21 PM.



Mike McCutcheon, Chair



Shelby Walsh, Secretary

