

Minutes of the  
**Jeffersonville Plan Commission**  
June 29, 2021

**Call to Order**

Chairman Mike McCutcheon calls to order the Jeffersonville Plan Commission meeting. It is Tuesday, June 29, 2021. It is 6:02 PM in the City Council Chambers, Jeffersonville City Hall, 500 Quartermaster Court, Jeffersonville, Indiana. The meeting was primarily held in person and was also streamed online via the Zoom web platform, YouTube, and the City website.

**Roll Call**

Members present were Duard Avery, Bill Burns, Steve Webb, and Mike McCutcheon. Members Kathy Bupp, Chris Bottorff, and Joe Paris were 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.

**(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 May 25, 2021. Bill Burns made a motion to approve the May 25, 2021 minutes, seconded by Steve Webb. Roll call vote. Motion passed 4-0.

**Approval of Docket**

Mr. McCutcheon asked for a motion on approval of the docket for tonight, June 29, 2021.

Mr. Burns made a motion to approve the docket, seconded by Mr. Webb. Roll call vote. Motion passed 4-0.

**New Business**

**PC-21-16 Rezoning**

Andrew Collins with the Barrelhouse on Market filed a Rezoning application for 1005 W Market Street. The property is zoned C1 (General Commercial). The proposed zoning is DC (Downtown Commercial). The Docket Number is PC-21-16.

Andrew Collins, from Clarksville, Indiana stated he is representing the Barrelhouse Bar tonight. He presented the issue was an addition of a garage and awning which caused an issue due to there being no residential buffer. He stated this zoning request would be updated and allow their restaurant to continue the current use and accessory structures.

Mr. McCutcheon asked about whether this was up or down zoning. Chad Reishl stated this would likely be considered a lateral zoning. He believes this would be fitting for the location as it is near other downtown commercial properties.

Open public comment. No public comment. Close public comment.

Open board comment. No board comment. Close board comment.  
Seeing no

Steve Webb made a motion for a favorable recommendation to rezone. Mr. Avery seconded the motion. Roll call vote. Motion carries 4-0.

### **PC-21-17 Development Plan**

Michael Lines with Whallon Street Development filed a Development Plan application for 2600 Waters Edge Parkway, in between Utica Sellersburg Road and Waters Edge Parkway. The property is zoned I1 (Industrial). The proposed use is a self-storage facility. The Docket Number is PC-21-17.

Chris Long, with Renaissance Design, is representing Michael Lines tonight. The proposed development is self-storage. It will use brick veneer and quality materials, not just metal as is common in self-storage. There is an existing water tower at the border, as well as an existing tree line that will remain. A new retention wall is proposed as well. There will be two entrances, along Waters Edge Parkway and Utica Sellersburg Road. Two buildings will be conditioned, while the remaining 6 will be unconditioned. There will be a kiosk as well for access and rentals. Some additional perimeter landscape will be added.

Chad Reischl stated they are asking for waivers for landscape, parking buffer, and side setbacks of the buildings.

Open public comment. No public comment. Close public comment.

Open board comment.

Mr. Webb asked whether two entrances were required and which would be the main entrance.

Mr. Long stated they believe 75% of traffic will be along Utica Sellersburg Road but they foresee additional traffic along Waters Edge with future development. He added this entrance will increase fire and safety access at the self-storage.

Mr. Webb then asked about dumpster location and access to trash pickup.

Chris Long believes trash pickup will be easier along Waters Edge Parkway to avoid safety issues along the road.

Mr. Webb noted safety concerns along the curve at that section of Utica Sellersburg, at the S-turn, and questioned whether there were plans to expand the curve.

Les Merkley stated there are no future plans to change the road.

Mr. Webb restated his concerns with the traffic, especially close to a school and when residences are nearby when people already drive through yards.

Close board comment.

Mr. Long stated this is a low density business and there are not concerns that business traffic will be present along school or busy work hours.

Mr. Avery made a motion to approve the development plan. Mr. Burns seconded the motion. Roll call vote. Motion passed 4-0.

### **ZO-21-01 Zoning Ordinance Amendment**

Staff of the Jeffersonville Planning and Zoning Department will present the Unified Development Ordinance which combines and updates the city's Zoning Ordinance and Subdivision Control Ordinance. The Docket Number is ZO-21-01.

Director Chad Reischl presented the final draft of the Unified Development Ordinance after a year's work to combine the Zoning Code with the Subdivision Control Ordinance to present a

recommendation to the City Council. There was a meeting earlier this month with both the Plan Commission and the City Council where more detail was provided.

Staff reviewed the existing Code to examine what works and what does not work in both documents with the intent to modernize the Code. Staff engaged the public and stakeholders, published a draft, with the primary goal to combine and update these codes without making a radical change of look and function. After the draft was published, there were further meetings with the public and stakeholders for feedback as well as met with a zoning professional in Indianapolis for comments. This reflects current modern trends while providing flexibility within the City. Now we are moving forward with the adoption process. The goal is to update while continuing to preserve the character of the community as well as codify internal processes and reduce number of waivers and variances needed.

The staff looked at a number of documents in the state of Indiana with notable focus on Greenwood, Richmond, and Noble County as well as ensuring it meets statues within Indiana.

The approval process is for both the UDO and an associated zoning map. They will be approved together. Chad outlined the process:

Step 1 – Plan Commission will hear the request tonight and make a recommendation

Step 2 – City Council will hold a hearing to make the decision.

Specifics – Repeal and replace both the Subdivision Control Ordinance and all its amendment as well and the Zoning Ordinance and all amendments, including mobile vendors, and landscape fee in lieu. This will be in the updated UDO and will be included in the new document as it is in its original form.

These maps will be on file with the Clerk's office, the City website if you would like to review before the City Council meeting.

Chad Reischl asked if there were any comments.

Open public comment.

Jason Sams 310 Spring Street spoke in favor of the UDO and the work Chad and the Planning Staff has done about this. His office has reviewed this and is happy with how this will be a part of future development. He would like to see a timeline on the postmaster and how the federal government process will be included, specifically mailboxes and cluster boxes. He does not mind them being a part of the process but would not like them to be a hindrance from moving forward with the Planning process as the postmaster's does not always work as quickly as the Planning office. He would like to see a limit of how long the postmaster has to respond before developers can move forward without them.

Chad Reischl responded that there is a note about mail delivery within the UDO, specifically stating that "the sub-divider shall coordinate with the local post master to confirm mail delivery requirements".

The goal is to ensure that developers are coordinating with the post office.

Duard Avery asked for clarification on cluster boxes and how they work.

Mr. Burns also stated he spoke with a developer who was also concerned with the postmaster timeline. They are part of the federal government where there are strikes and government shutdowns. He also stated postmaster approval will affect the plat if they prefer a different location.

Mr. Avery stated there should be some type of local control.

Chad Reischl stated the language intent is to engage the post office, not require their approval before moving forward with the Planning office or Plan Commission and no timeline is required. Mr. Merkley agreed that this language should not require postal approval before plat approval is received.

Overall, Jason Sams is very happy with the updated document.

John Campbell with heritage Engineering is speaking on the zoning ordinance. As a design consultant, they feel that community's development code is crucial as it helps guide developers. It will ensure overall direction for both communities and developers.

He has reviewed many development codes and feels this new document is very well thought out and done well by Chad and his staff. It will remove many variances and changes that many modern developments are seeing and remove uncertainty. Overall, he supports this new document as it will support the community, neighbors, and developers overall.

Close public comment.

Open board comment. No board comment. Close board comment.

Mr. Burns made a motion to favorably recommend the repeal and replacement with the Unified Development Ordinance to the City Council. Webb seconded the motion. Motion approved 4-0.

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

Chad thanked the board for their support as this document needed improvement for some time. He also let them know about recent administrative approvals including Elk Run golf Course and Baptist Health.

Mr. Burns asked if there was some report either the Board of Council could see of staff approved developments. Chad Reischl answered there is not a report presently but it is something staff can look into.

#### **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 6:34 PM.



Mike McCutcheon, Chair



Shelby Walsh, Secretary