

MINUTES OF THE
JEFFERSONVILLE PLAN COMMISSION
January 31, 2023

Call to Order

Chairman Mike McCutcheon calls to order the Plan Commission meeting. It is Tuesday, January 31, 2023, it is 6:00 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, Bill Burns, Joe Paris, David Schmidt, and Steve Webb were present in the City Council Chambers. Also present were Planning & Zoning Attorney Les Merkley, Planning & Zoning Director Chad Reischl, and Secretary Zachary Giuffre. Chris Bottorff was absent.

(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 November 29, 2022. Mr. Burns made a motion to approve the November 29, 2022 minutes, seconded by Mr. Schmidt. Roll call vote. Motion passed 6-0.

Approval of the Docket

Motion to approve the agenda made by Mr. Webb, seconded by Mr. Paris. Roll call vote. Motion passed 6-0.

Old Business

None

New Business

PC-23-01 Rezoning

Gulfstream Commercial Services filed a rezoning application for property at 1021 Watt Street. The current zoning is R4 (Single-Family Residential: Old City); the proposed zoning is CN (Commercial: Neighborhood). The Docket Number is PC-23-01.

Jason Baker stated the following:

- We are proposing a commercial strip center at the intersection of Watt and E. 10th Street.
- Only one of the lots for our proposed commercial development is zoned for residential use; the rest are zoned for commercial use. We are requesting that the residential lot be rezoned for commercial use.

Chad Reischl stated these lots have been vacant for some time. The rezoning aligns with our Comprehensive Plan; therefore, we have no issues with this request.

Open Public Comment

No comment

Close Public Comment

Mr. Webb asked are there any clients or ideas for this property?

Another representative of Gulfstream Services stated we do not have any tenants, but this would be a space for smaller retailers.

Mr. Burns made a motion for a favorable recommendation, seconded by Mr. Webb. Roll Call vote. Motion passed 6-0.

PC-23-02 Rezoning

Marietta Thompson filed a rezoning application for property at 910 Nachand Lane. The current zoning is C1 (Commercial: Medium-Scale) the proposed zoning is R3 (Single-Family Residential: Small-Lot). The Docket Number is PC-23-02.

Marietta Thompson stated the following:

- The unit I purchased is currently zoned commercial; I want to rezone this property to residential for use as a rental property.
- The property is located to other residences, apartments, and various commercial businesses.

Chad Reischl stated this property had been rezoned back in the 70s to support a barber shop. We have no problem reverting this property back to its current and generally-accepted use.

Open Public Comment

No comment

Close Public Comment

Mr. Schmidt made a motion for a favorable recommendation, seconded by Mr. Paris. Roll Call vote. Motion passed 6-0.

PC-23-03 Rezoning

Derek Knight filed a rezoning application for two parcels at 4010 E. 10th Street. The current zoning of the two parcels is C2 (Commercial: Large-Scale) and PD (Planned Development) respectively; the proposed zoning for both of these parcels is C1 (Commercial: Medium-Scale). The Docket Number is PC-23-03.

Roland Solinski stated the following:

- I represent the Panda Express restaurant chain which has a contract to build on this property.
- This parcel is split between two zoning classifications and is currently held by two different owners.
- A C1 zoning is a better fit for this type of development and it aligns with the zoning of parcels across the street.

Chad Reischl stated we are cleaning up an odd piece of land that is split into two separate zone districts. We have no issues with this request.

Open Public Comment

No comment

Close Public Comment

Mr. Webb made a motion for a favorable recommendation, seconded by Mr. Avery. Roll Call vote. Motion passed 6-0.

PC-23-04 Primary Plat

Mark Bedair filed a primary plat application for property at 3719 Hamburg Pike. The application is for a 6-lot single-family attached residential subdivision. The property is zoned R3 (Single-Family Residential: Small-Lot). The docket number is PC-23-04.

Mark Bedair stated we seek to build 6 single-family attached homes that will be between 1,400 and 1,500 square-feet. The housing units will be between \$210,000 and \$230,000.

Chad Reischl stated that the applicant is requesting a 0 feet side yard setback for the subdivision. This subdivision generally fits with the Comprehensive Plan and the nature/character of the Hamburg Pike corridor. The applicant was previously here for an 11-lot single family subdivision that required several modifications. The applicant has decided to scale back the proposal.

Open Public Comment

Dalton Collins, who lives at 8724 County Line Rd in Sellersburg, is speaking on behalf of Bonnie Collins who lives on Scott Street. He stated that the current lot size per unit are below the 4,000sf minimum of the R3 zone district. The current lot sizes on this plat are smaller than what was proposed on the previously-proposed subdivision.

Bonnie Collins stated there are no duplexes or triplexes in this subdivision. We want to keep this property designated for single-family homes and not condominiums or apartments.

Close Public Comment

Mr. Burns asked will there be future development in the area?

Mark Bedair stated we do not know as of now. There are condominiums and various commercial properties within the vicinity.

Mr. Webb asked does this project represent a smaller footprint than the last project?

Mark Bedair stated we have another vacant lot which currently has a house on it. We are proposing half of what we previously proposed.

Mr. Schmidt asked are these lots meeting the minimum lot area?

Chad Reischl stated that there are lot size reductions for single-family attached buildings for interior lots; therefore, this plat meets the minimum lot size standard. The minimum unit size is 800sf for this zone district.

Mr. Avery made a motion for approval, seconded by Mr. Paris. Roll Call vote. Motion passed 4-2 (Burns and Webb).

Administrative Review Update

Chad Reischl stated the following:

- We approved 3 industrial projects – a 500,000sf industrial project, 130,000sf Genpak Expansion, and a trucking facility on Truckers Boulevard.
- Two projects have been approved in Jeffersonville Commons, one being ExtraSpace Storage and the other being the Flats on 10th Apartments.
- Other projects include Dairy Queen and the Northaven Gymnasium expansion.
- We also have our 2022 Annual Report. We had 146 cases last year. There were a few more than 2021; however, it was still a little less than our highs in previous years. We approved over 2.9 million square feet of commercial and industrial space and over 1,500 new residential units. We reviewed 183 accessory structure permits, 200 fence permits, and 57 commercial sign permits.

Mike McCutcheon stated what areas will we see change in?

Chad Reischl stated Jeffersonville Town Center and the Kroger area are likely to be hotspots for new development.

Mr. Avery stated I would like to compliment City Staff on the effort with all of the recent economic development.

Mr. McCutcheon asked do you feel that allowing Planning Staff to approve development plans if they meet the development standards has been a good thing?

Chad Rieschl stated yes, it has streamlined the process for us. There are still some tweaks that can happen with the zoning code as it is a living document. We will likely do a minor amendment to the Unified Development Ordinance in the near future.

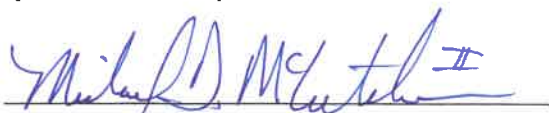
Mr. Burns asked do we need to reelect Mr. McCutcheon as Chairman?

Mr. Burns made a motion to elect Mike McCutcheon as Chairman, seconded by Mr. Paris. Roll call vote. Motion passed 6-0.

Mr. Webb made a motion to elect Duard Avery as Vice-Chairman, seconded by Mr. Paris. Roll call vote. Motion passed 6-0.

Adjournment

There being no further business to come before the Plan Commission, the meeting was adjourned at 6:31 pm.



Mike McCutcheon, Chair



Zachary Giuffre, Secretary