

MINUTES OF THE
JEFFERSONVILLE PLAN COMMISSION
February 28, 2023

Call to Order

Chairman Mike McCutcheon calls to order the Plan Commission meeting. It is Tuesday, February 28, 2023, it is 6:05 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 and Steve Webb were present in the City Council Chambers. Bill Burns attended the meeting via Zoom. Also present were Planning & Zoning Attorney Les Merkle, Planning & Zoning Director Chad Reischl, and Secretary Zachary Giuffre. Chris Bottorff, Joe Paris, and David Schmidt were 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 January 31, 2023. Mr. Webb made a motion to approve the January 31, 2023 minutes, seconded by Mr. Avery. Roll call vote. Motion passed 4-0.

Approval of the Docket

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

Old Business

None

New Business

PC-23-05 Rezoning

Thieneman Group, LLC filed a rezoning application for three parcels located on the 3500 block of Holmans Lane. The current zoning is R1 (Single-Family Residential: Large-Lot); the proposed zoning is M2 (Multi-Family: Medium-Scale). The Docket Number is PC-23-05.

Justin Endres stated we would like to table this docket item given the absence of multiple Plan Commission board members.

Mr. Webb made motion to table this item, seconded by Mr. Avery. Roll call vote. Motion passed 4-0.

PC-23-06 Minor Plat

Allison Willoughby filed a minor plat application for unaddressed property on the 3400 block of E. 10th Street. The proposed plat would create 2 lots. The property is zoned C2 (Commercial: Large-Scale). The Docket Number is PC-23-06.

Kent Gootee with Mindell Scott stated the following:

- We are requesting to create a 1-acre lot on 10th Street and Dunlevy for a 10,000sf office building for Kort Physical Therapy.
- The lot in the rear will remain vacant for the time being.
- We have submitted all of the necessary site plans.
- We discussed amending the rear lot setback from 45ft to 50ft to adhere to the original platting of the property. We are happy to make that revision.

Chad Reischl stated this is a straightforward request. Usually, this can be approved through our office; however, the front parcel is less than the minimum lot area so this request has to be heard before the Plan Commission. We should add the contingency that the setback be revised to 50ft instead of the 45ft which is currently shown.

Open Public Comment

No comment

Close Public Comment

Mr. Avery made a motion for approval with the condition that note C on the minor plat is changed from 45ft to 50ft per the previously-approved plat, seconded by Mr. Webb. Roll Call vote. Motion passed 4-0.

Administrative Review Update

None

Comprehensive Plan Update

Chad Reischl stated the following in reference to the 2040 Comprehensive Plan (draft):

- We could see at least 60,000 citizens by 2030.
- Vacant land in is becoming scarcer in Jeffersonville.
- We would like to protect environmentally-sensitive areas.
- There are a few neighborhood-specific plans.
- We set up a new land use map that is not parcel-specific. Some neighborhood plans focus on preserving the industrial character of various areas; others focus on preserving the residential character.
- This plan tackles improvements to the transportation system.
- There are a lot areas downtown that could be redeveloped, especially the NoCo area.
- We have maps that show how we can improve quality of life while preserving our history.
- The final section of the document consists of mini-plans which are distinct planning districts. These districts are based on the character of the neighborhood and development time period.
- We plan to have another round of focus groups, talking to staff members.

Mr. Webb stated this plan is nicely done. I wonder how the poverty rate, single-family housing vs multi-family housing numbers, etc. compares to other cities.

Mr. Avery stated this plan is very impressive. The road improvements stated in the plan are important.

Adjournment

There being no further business to come before the Plan Commission, the meeting was adjourned at 6:24 pm.

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

Mike McCutcheon, Chair

A handwritten signature in blue ink, appearing to read "Zachary Giuffre", written over a horizontal line.

Zachary Giuffre, Secretary