

MINUTES OF THE
JEFFERSONVILLE PLAN COMMISSION
October 29, 2024

Call to Order

Board President Mike McCutcheon calls to order the Plan Commission meeting. It is Tuesday, October 29, 2024, 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, 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, Planner Shane Shaughnessy, and Secretary Zachary Giuffre. Chris Bottorff was absent from the meeting.

(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 September 24, 2024. Mr. Schmidt made a motion to approve the September 24, 2024 minutes, seconded by Mr. Burns. Roll Call vote. Motion passed 6-0.

Approval of the Docket

Motion to approve the agenda made by Mr. Burns, seconded by Ms. Jones. Roll call vote. Motion passed 6-0.

Old Business

None

New Business

PC-24-22 Rezoning

The Department of Planning and Zoning filed a Rezoning application for 301 W. Court Avenue. The property is currently zoned CH (Commercial – Highway); the proposed zoning is CD (Commercial – Downtown). The Docket Number is PC-24-22.

Shane Shaughnessy stated the following:

- This was tabled from last month. Mr. Sprigler and our Department had a conversation. There was no consensus on what route would be taken; however, we discussed a number of different scenarios.
- There was potential of rezoning from CH to CD or C1. The current zoning is CH which allows for very auto-centric uses. C1 allows for drive-thrus and other auto-centric uses; CD allows for more pedestrian-oriented businesses and housing.
- The question is do you want to move forward with the CD or do you want to move to C1?

- The Court Avenue gateway is one of the most prominent locations in the downtown and in the city. Do we want this site to be another fast-food commercial drive-thru or something that is more pedestrian-oriented and akin to the nature of the Downtown?

Chad Reischl stated you had asked us to put forth a rezoning for this so that we better match the downtown instead of the current commercial highway designation. Someone could come in tomorrow and put a used car lot on this property.

Open Public Comment

No comment

Close Public Comment

Mr. McCutcheon asked what kind of development would we want to mirror from Clarksville?

Shane Shaughnessy stated the CD district allows for apartments, townhomes, and multi-family uses. We have a similar development to Clarksville with the Walcott Apartments.

Ms. Reed stated I agree with our zoning department. Anything that takes away the auto-centrism...I believe our residents would like that.

Mr. Avery stated we have a number of parcels around this one that could be changed.

Chad Reischl stated those parcels are zoned CD, so this would align with the surrounding area.

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

ZO-24-02 Text 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 to make a number of minor adjustments and clarifications to the UDO. The Docket Number is ZO-24-02.

Shane Shaughnessy stated the following:

- These types of amendments allow us to address minor issues and clarifications throughout the year.
- There are not a lot of huge changes that are going into the UDO.
- Council is still debating short-term rentals.
- The addition of buffer standards for waterways allows us to follow State law.

Steve Webb stated will that impact the JeffBoat project?

Shane Shaughnessy stated no, it is more about streams rather than rivers.

- We are implementing co-location standards for transient merchants. Such as the need for two or more food vendors locating on the same property to undergo a process.
- We have added zoning violation standards such as not being able to apply for other permits if a property has zoning violations.
- We have also cleaned up minor clarifications.

Open Public Comment

No comment

Close Public Comment

Mr. Schmidt asked what is the short-term rental thing?

Chad Reischl stated we listed short-term rentals in that use table as Council has passed the short-term rental ordinance on its first and second readings.

Mr. Burns made a motion a favorable recommendation, seconded by Ms. Reed. Roll call vote. Motion passed 6-0.

Administrative Review Update

Chad Reischl stated there are not a lot of new projects in town, but there have been a few projects in River Ridge.

Report from Director's and Staff

Chad Reischl stated next month's meeting will be moved to December 3rd because it would fall on the Thanksgiving holiday if it was not changed.

Adjournment

There being no further business to come before the Plan Commission, the meeting was adjourned at 5:54 pm.



Mike McCutcheon, Chair



Zachary Giuffre, Secretary