

MINUTES OF THE  
**JEFFERSONVILLE PLAN COMMISSION**  
December 3, 2024

**Call to Order**

Board President Mike McCutcheon calls to order the Plan Commission meeting. It is Tuesday, December 3, 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, Chris Bottorff, Bill Burns, Donna Reed, David Schmidt, and Steve Webb were present in the City Council Chambers. Also present were Planning & Zoning Attorney Les Merkley, Planner Shane Shaughnessy, and Secretary Zachary Giuffre. Planning and Zoning Director Chad Reischl 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 October 29, 2024. Mr. Burns made a motion to approve the October 29, 2024 minutes, seconded by Mr. Schmidt. Roll Call vote. Motion passed 7-0.

**Approval of the Docket**

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

**Old Business**

None

**New Business**

**PC-24-23 Rezoning**

Thieneman Group, LLC filed a Rezoning application for 3417 Holmans Lane. The property is currently zoned R1 (Single Family Residential – Large Lot); the proposed zoning is R3 (Single Family Residential – Small Lot). The Docket Number is PC-24-23.

Jason Copperwaite stated the following:

- Mr. Thieneman is proposing attached single-family. We will be returning in the future when we have more detail.
- Mr. Thieneman signed a zoning commitment that these lots would be for sale and that will remain his commitment with these lots.

Planner Shane Shaughnessy stated we recognize that property to the north got rezoned in the recent past. This request makes sense for serving a transition from the M2 zone districts to single-family homes. I spoke with Jason and there has been some concern about traffic on Holmans

Lane. Once we get to 40 units, a second entrance will be required; however, we are just discussing the rezoning at the moment.

#### Open Public Comment

Tia Turpinson, who lives at 110 Burns Dr., stated we are concerned about the other entrance. Where will that entrance be located? There will be about 280 more cars in this area with all of the development going near us. Is a pedestrian walkway being proposed? We wanted a connection that allow pedestrians to go through. There is a commitment that these will be sold not rented; however, what will happen after they are sold?

Jack Harper, who lives at 112 Burns Dr., asked do we know where the second entrance will be? Would there be any lights added? I am concerned about the R3 zoning...could it also be used for multi-family units?

Shane Shaughnessy stated that would be determined at the platting stage. If you were notified of this hearing, you will be notified of the plat hearing as well. The R3 allows for single-family attached homes. Multi-family dwellings like duplexes would not be allowed in the district.

Mr. McCutcheon stated their intent is to build the same thing that they already have. They would have 9 additional units and 5 buildings. There was a design that was presented in the past with a pedestrian walkway; however, that is gone. The only thing we are addressing is the zoning classification.

Jean Ballew, who lives at 3408 Holmans Lane, stated I bought a house in 1977 on Holmans Lane. There are 7 units that have been built across the road from us. There are many people moving in here. We will not have enough roadway to accommodate this. What is going to stop the home owners from renting? I am strongly against this.

Mary Ballew, who lives at 3408 Holmans Lane, stated you have heard people tonight talk about traffic congestion, crime, and noise. We strongly feel that we have already given to the endeavor of development. There are new apartments, shopping centers, banks, and new development popping up everywhere. This neighborhood is our sense of home. You are taking away the roots in our neighborhood. People who live there stay there. You are turning our neighborhood into a community of strangers.

Donna Reed left the room at 5:47 PM.

Donna Reed reentered the room at 5:48 PM.

#### Close Public Comment

Jason Copperwaite stated there is no pedestrian or vehicular connection. There is a misnomer between multi-family and attached single-family homes. Each unit is on its own lot for attached single-family developments. We have no control over an investor purchasing the property in terms of renting. There are 9 additional units on an-already improved roadway that will be able to accommodate the new development. This matches the goals of the Comprehensive Plan.

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

#### **Administrative Review Update**

None

**Report from Director's and Staff**

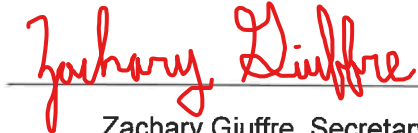
Shane Shaughnessy stated there will be no meeting at the end of December,

**Adjournment**

There being no further business to come before the Plan Commission, the meeting was adjourned at 5:53 pm.



Mike McCutcheon, Chair



Zachary Giuffre, Secretary