

MINUTES OF THE
JEFFERSONVILLE PLAN COMMISSION
May 26, 2020

Call to Order

Chairman Mike McCutcheon calls to order the Plan Commission meeting It is Tuesday May 26, 2020, it is 5:00pm in the Mayor's Conference Room, Jeffersonville City Hall, 500 Quartermaster Ct., Jeffersonville, Indiana. The meeting was held online via the Zoom web platform and Facebook Live.

Roll Call

Members present were Duard Avery, Bill Burns, Steve Webb, Joe Paris, and Mike McCutcheon. Kathy Bupp joined at 5:04 pm. Absent was Chris Bottorff. Also present were Chad Reischl, Planning & Zoning Director; Les Merkley, Planning & Zoning Attorney; and Shawn Dade, Secretary. Mike McCutcheon and Shawn Dade were in the mayor's conference room. All others present via Zoom. Also present in the City Hall lobby to assist public participation was Shelby Moore.

(Secretary's Note: All plat maps, 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 26, 2020. Duard Avery makes a motion to approve May 26, 2020 minutes, seconded by Steve Webb. Roll call vote. Motion passed 5-0.

Approval of the Docket

Mike McCutcheon asked for a motion on approval of the docket for tonight, May 26, 2020. Five items will be tabled, Docket Items PC-20-11, PC-20-20, and PC-20-21, PC-20-24, and PC-20-25. Bill Burns makes motion to approve, seconded by Steve Webb. Roll call vote. Motion passed 5-0.

New Business

PC-20-11 Preliminary Plat – Tabled

PC-20-20 Rezoning – Tabled

PC-20-21 Preliminary Plat – Tabled

PC-20-23 Rezoning (Revised PUD)

Jim Calvery with Nicklies Development filed a Rezoning application for property in the 3700 block of E. 10th St. The property is zoned C2-PD (Commercial). The proposed rezoning is to revise the existing Planned Development. The Docket Number is PC-20-23.

Jim Calvery with Nicklies Development to present. The property behind the Kroger which is Planning area 6 has been on hold recently. This area is surrounded by a railroad and trees. We have had requests for mini storage warehouses. We did not want that out on the front of the development, but do see a need for it. We thought placing it in the back where it would be

surrounded by trees and out of site would work well. The second part to the proposal is for the monument signs. We would like them a bit larger and taller. This gives us the ability of signage in order to develop the areas that are left. We will work with the neighbors. We have 135 ft from the building to the residential lots which will help keep a good buffer area. We will also submit to the city to the development plan when we are ready to move forward.

Open public comment. No public comment. Closed public comment.

Steve Webb asked when would construction start on this?

Jim Calvery stated we have hired engineers to start looking at the soils and doing the geotech. Once finished we will start the civil drawings. We would like to submit a press notice as well. We should be starting construction within two months, and should take a year to complete.

Steve Webb stated I know there is a shortage of this, and it would be good for the city.

Jim Calvery stated once Ellingsworth Commons started up, we saw an increase in requests for this.

Kathy Bupp joined the meeting.

Steve Webb made a motion to send a favorable recommendation to the City Council, seconded by Duard Avery. Roll call vote. Motion passed 6-0.

PC-20-24 Rezoning – Tabled

PC-20-25 Development Plan – Tabled

PC-20-26 Rezoning

Chase Murphy filed a Rezoning application for property at 120 Fairview Ave. the property is zoned M1 (Residential) and the proposed zoning is R3 (Residential). The Docket Number is PC-20-26.

Chase Murphy stated basically we are trying to take 7 originally platted lots and turn them into 5 lots. I would consider this a down-zoning. This is off Fairview Ave.

Mike McCutcheon asked do you feel this is more fitting for this area?

Chase Murphy stated I think so. Anytime you can do single family over multi-family, I'd say yes.

Open public comment.

Chad Reischl stated we worked with Mr. James Bennett, who had concerns, specifically about drainage. We connected him with the Engineering department for his questions. We had also made plans for him to be here to speak.

Closed public comment.

Kathy Bupp stated I am good with going back from multi-family to single family.

Duard Avery stated to be building new single family in that area, it will really enhance that area of Jeffersonville.

Bill Burns made a motion to send a favorable recommendation to the City Council, seconded by Kathy Bupp. Roll call vote. Motion passed 6-0.

PC-20-27 Preliminary Plat

Chase Murphy filed a Preliminary Plat application for property at 120 Fairview. The property is zoned M1 (Residential). The proposed development is a five (5) lot subdivision. The Docket Number is PC-20-27.

Chase Murphy stated he is representing on this as well. This is the same project. We are trying to downzone this area to single family and build 5 single family homes.

Open public comment.

Chad Reischl again stated we worked with Mr. James Bennett, who had concerns, specifically about drainage. We connected him with the Engineering department for his questions. We had also made plans for him to be here to speak.

Closed public comment.

Duard Avery made a motion to approve, seconded by Joe Paris. Roll call vote. Motion passed 6-0.

ZO-20-05 Zoning Ordinance Amendment

A text amendment to the Jeffersonville Zoning Ordinance was submitted for recommendation to the City Council. The proposed amendment is to revise miscellaneous sections of Article 7 of the Zoning Ordinance. The Docket Number is ZO-20-05.

Chad Reischl stated we started on these revisions prior to Covid-19. Our intent was to clean up some items we see a lot, particularly in River Ridge. Quarantine has given us time to further investigate some changes. In the past we have updated the sign code, the landscape code, and accessory structures. These changes kind of round out these revisions. One item is the lighting standards in industrial areas can go up to 35 ft. We have changed the language for loading areas in industrial areas. We have also gone into the Entrance and Drive standards to help with the clarity. We also wanted to treat industrial districts different than commercial districts and residential districts. We have eliminated the expressway buffer standards. The last 6 projects needing this have all asked for waivers from this. We made some minor revisions in the parking standards. For example we reduced the requirements by matching what is New Albany is doing for multifamily parking which is 1.5 vs. 2. We also revised some parking reductions in the Downtown Commercial and Neighborhood Commercial. They had the same requirements as suburban parking requirements. These areas should not have to meet those requirements, and therefore propose a 50% reduction in these zones. We also noticed that Article 7.25, which references Adult Uses in Jeff, is actually using the 1995 ordinance regulating these uses. We updated this section to reflect the correct 2004 ordinance and minor location requirements.

Kathy Bupp asked will the parking standards change for the projects downtown?

Chad Reischl stated apartments downtown will still have to meet the parking requirements for its zoning district. They will be able to take a 50% reduction.

Kathy Bupp asked so anyone that rents down there will not have their own parking space?

Chad Reischl stated we aren't forcing developers to cut this, but this will allow them to do so. They can provide the required amount if they choose. Developers can't get below one space per unit.

Kathy Bupp stated that is my point. Each residence will have one space?

Chad Reischl stated correct.

Open public comment. No comment. Closed public comment.

Duard Avery made a motion to send a favorable recommendation to the City Council, seconded by Joe Paris. Roll call vote. Motion passed 6-0.

Reports from Director and Staff

Chad Reischl stated two quick things. We are in the process of bringing one more of these zoning code updates. This is going to clean up articles 5 and 9 relating to Overlay Districts. There is some information missing and a bit disorganized. It would be much easier if all this information was in one location. We hope to bring that before you all next meeting. We are also going to get rid of the pitched roof with this.

Also next month you will get notice from staff. We are going to start a full zoning code update which should take about a year. This will be a UDO which will merge the Zoning Ordinance and the Subdivision Control Ordinance. This will make things easier to use. Due to Covid, budgets are tight, and Planning & Zoning feel that we have the staff and knowhow to complete this without the hiring of consultants, which will help save the city about \$150,000.

The other thing is there are about 20 residences at the corner of Utica Sellersburg and New Chapel Rd. They are currently zoned commercial, same as a big box store. Doing some research that this area in the county had been zoned R2, but during the annexation it had been changed to C2. We are looking to bring forward this rezoning of these areas to do a "group rezoning" to fix this. Wanted to see if any of you all have any questions/concerns of this?

Steve Webb asked do you think this was a mistake?

Chad Reischl stated this was either a mistake or someone intentionally did so with thinking this would change. What we don't want is someone to open a commercial business in the middle of this residential subdivision.

Kathy Bupp asked are all these residents familiar with this issue?

Chad Reischl stated it was brought to our attention when someone in this area came to us wanting to add to his house. I have no problems zoning his property, but don't know how to feel about not fixing the error for the other properties.

Steve Webb asked have you discussed this with the property owners?

Kathy Bupp asked I'd think this would be original intent as it might be a mistake. If this was presumed to be single family we should err on that.

Chad Reischl stated the bigger issue is the future land use map shows this to be single family into the future. There is some discrepancy between the zoning map, the original zoning map, and the future land use.

Steve Webb asked should we notify all the residents? This property may be worth more as commercial.

Chad Reischl stated I think that some of the properties closer to Gottbrath may be more valuable as commercially zoned, but the interior ones may not be.

Chad Reischl stated I may ask to hold a public meeting regarding this in the future.

Mike McCutcheon stated what Chad is basically asking is to move forward on this in the future.

Chad Reischl stated I would like a motion to recommend holding a public hearing for a rezoning of these parcels. Notification will get sent out as our current standards process happens.

Bill Burns made a motion to recommend a public hearing, seconded by Kathy Bupp. Roll call vote. Motion passed 6-0.

Adjournment

There being no further business to come before the Plan Commission the meeting was adjourned at 5:47 pm.



Mike McCutcheon, Chair



Submitted by: Shawn Dade, Secretary

