

MINUTES OF THE
JEFFERSONVILLE PLAN COMMISSION
June 30, 2020

Call to Order

Chairman Mike McCutcheon calls to order the Plan Commission meeting It is Tuesday June 30, 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, Chris Bottorff, Bill Burns, Steve Webb, Joe Paris, and Mike McCutcheon. Absent was Kathy Bupp. 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 Duard Avery. Roll call vote. Motion passed 6-0.

Approval of the Docket

New Business

PC-20-11 Preliminary Plat

JT Development Group, LLC filed a Preliminary Plat application with waivers for properties at 3700 & 3906 Coopers Lane. The property is zoned R1 (Residential). The proposed subdivision of Coopers Crossing will have 97 lots. The Docket Number is PC-20-11.

John Kraft with Young, Lindres, Kraft stated on behalf of applicant, this is a preliminary plat approval. Ultimately we are seeking variances from BZA. This is a 97 lot owner occupied subdivision. There will be green space left over. This will ultimately connect with Williams Crossing subdivision.

Chad Reischl stated that before Jason says anything, those watching on Facebook Live, are able to comment and we will do our best to monitor those.

Jason Copperwaite stated, it is 97 lot subdivision with 3 out lots for the existing houses. When you take the total of 40 acres, and 97 lots, that is about 2.4 units/acre. There are connections to several adjacent subdivisions. This has been tabled voluntarily to have neighborhood meetings regarding this, which was held several weeks ago. The three largest items of concern we heard were density, drainage, and the connection to Creekstone Ridge. This density is less than the district intent. The lot sizes are the same sizes as the ones in Williams Crossing. The homes will be very similar, with values from \$265,000-\$350,000 with similar materials, with craftsman style with hardibord and brick. In common area A we will be creating a detention basin, which will take

2/3 of water flowing to Patricia Dr. the connection is required by the ordinance, and we are required to show as part of the plat. We think it is a good development, and the home values are at or above the surrounding areas. The waivers requested is to reduce the 6 foot side setback to 5 ft., which is what is in Williams Crossing, and variances for lot size, lot coverage, and width, which are all the same as Williams Crossing.

John Kraft stated this is a preliminary plat approval dealing with density.

Open public comment.

Chad Reischl stated that before he reads the comments, there were some inconsistency with the letters submitted. Platting of property is solely the approval of the Plan Commission, not the mayor, and that the applicant is not asking for a rezoning of property. We received 102 signatures on a petition representing 67 households that objected to the opening of Limestone Trace.

There were 23 pages of public comment that were read into the record by Chad Reischl. All of these comments are available in the Planning & Zoning Office for review. These comments were also captured on audio/video recordings of the meeting.

Shelby Moore stated that two facebook comments were submitted. One was regarding drainage, and the other was regarding the connection to Creekstone Ridge.

Vicky Uhl stated She appreciates all the board members, and that they are in full support of the development.

Closed public comment.

Steve Webb asked how long the developer has owned the property.

John Kraft stated the property was under contract. The developers are currently developing Charlestown Pike. Mr. Johns has done several developments in the area, and his business partner does projects in Floyd County.

Steve Webb asked why this subdivision was requesting 50 foot lots.

John Kraft stated part of this is so the common area can be developed. While the density is on smaller lots, it is not much different than traditional developments without greenspace. The market is showing this is what people want. The HOA will also maintain the greenspace.

Jason Copperwaite stated they have clustered the lots on the higher land. If the floodplain was filled and used R1 standards, we could build 122-162 lots. We are asking for 97, which is lower density.

Mike McCutcheon stated the roads will meet the requirements as the Subdivision Control shows.

Steve Webb asked how many houses can be built by right.

Jason Copperwaite stated 122-162 if we filled in the floodplain.

John Kraft stated that would be by right, and this would then be ministerial in nature.

Joe Paris stated that the homeowners requests seemed reasonable, and therefore he was opposed.

Duard Avery made a motion to approve, seconded by Bill Burns. Roll Call Vote. Joe Paris voted against. Motion passed 5-1.

PC-20-20 Rezoning

JT Development Group, LLC filed a Rezoning application for property in the 4000 block of Williams Crossing Way. The property is zoned R2-PD (Residential). The request is to amend the PUD. The Docket Number is PC-20-20.

John Kraft stated this is somewhat related to the previous docket item. Due to Coopers Crossing, this will allow for a common area that will be a part of the re-plat of Williams Crossing. This is to allow the connectivity with Coopers Crossing, as well as the newly created commons area. As a PUD, this change requires a rezoning.

Jason Copperwaite stated this goes with the next docket item. This replaces the cul-de-sac with a stub street to connect with Coopers Crossing and will create 3 new lots.

Open public comment. No Comment. Closed public comment.

Bill Burns made a motion to favorably recommend and send to council, seconded by Chris Bottorff. Roll call vote. Motion passed 6-0.

PC-20-21 Preliminary Plat

JT Development Group, LLC filed a Preliminary Plat application for property in the 4000 block of Williams Crossing Way. The property is zoned R2-PD (Residential). The proposed development is the addition of three lots to an existing Planned Development. The Docket Number is PC-20-21.

John Kraft again. This goes hand in hand with the two prior items. The final plat of Williams Crossing will be revised to alter the road geometry for the new stub street.

Open public comment. No comment. Closed public comment.

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

PC-20-28 Rezoning

The Planning and Zoning Department filed a Public Hearing to discuss amending an error in the zoning map for multiple properties at the corner of Utica Sellersburg Road and New Chapel Road. The proposed amendment would rezone from existing C2 (Commercial) to R1 (Residential). The Docket Number is PC-20-28

Chad Reischl stated at the May 26 meeting, staff asked to initiate a public meeting to investigate multiple parcels that are used residentially but zoned commercially. These are at the corner of Utica Sellersburg and New Chapel. We sent letters out to see interest. The overwhelming response we got was the people don't want that. We want no further action and the properties remain C2.

Open public comment. No comment. Closed public comment.

Steve Webb made a motion to not move forward with the area wide rezoning, seconded by Bill Burns. Roll call vote. Motion passed 6-0.

PC-20-29 Preliminary Plat

Neal Kamer filed a Preliminary Plat application for property at 2524 Coopers Lane. The property is zoned R2 (Residential). The proposed development is named Gaily Subdivision and consists of four residential lots. The Docket Number is PC-20-29.

David Blankenbaker stated there are 4 lots as mentioned with two commons areas for green space, entry ways, and drainage. There is one misprint, and the requirement is 6 ft. so we don't need the waiver. But we will be asking for 3 variances next month from BZA for entrance/drive distance, and a couple other items.

Open public comment.

Chad Reischl stated we spoke with Ronald Smith about this project several times. He originally was against the project, but is now OK with it. He requests the exterior materials be high quality.

Closed public comment.

Duard Avery asked if this was similar to the 4 units built near the Elks.

David Blankenbaker stated those are nice homes, however those are attached houses. These are 4 single family homes, more like the Buttonwood neighborhood. These will be 1,800 square foot homes, all brick with stone accents, and will have 4 bedrooms.

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

PC-20-30 Final Plat

Stuart Winchell filed a Final Plat application for property in the 3440 Block of Charlestown Pike. The property is zoned R3 (Residential). The final plat is for the 22 lot subdivision, River Birch Woods. The Docket Number is PC-20-30.

David Blankenbaker stated this item has been in front of you multiple times, 2 rezonings, and a preliminary plat approval. During our drainage analysis, the cul-de-sac interfered with the drainage, so this was changed. These changes require the board approve them. Some neighbors mentioned head lights shining into their back yard. Mr. Winchell has agreed to put a berm with landscaping at the end of the cul-de-sac to help with this.

Open public comment.

Chad Reischl stated Mr. Toudy, who has been to the meetings and whose house sits at the end of the cul-de-sac, is not happy with the changes, and wanted his letter read into the record again.

Mr. Toudy's letter was read in the record by Chad Reischl. These comments are available in the Planning & Zoning Office for review. These comments were also captured on audio/video recordings of the meeting.

Closed public comment.

Chad Reischl stated he is glad the developer is agreeable to add the berm and landscaping, as this was a concern of staff.

Duard Avery stated this is essentially the way the project was presented, but was changed to fine tune drainage.

David Blankenbeker stated they increased the cul-de-sac size to increase the room the fire truck has to turn around. The drainage runs west, away from Mr. Toudy. Mr. Winchell intends to leave a buffer of trees along the interstate as best he can for sound buffering.

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

PC-20-31 Preliminary Plat

Victoria and Mindy Johns with Millennium Builders, LLC filed a Preliminary Plat application for property at 400 E Maple Street and 326 Walnut Street. The property is zoned R3 (Residential). The proposed development, Magnolia Row, consists of five residential lots. The Docket Number is PC-20-31.

David Blankenbeker stated this project originally belonged to Wayne Estopinal, and didn't happen due to his tragic death. They want to do a similar development with 5 lots along Walnut St. This is directly across St. Luke's Church. Most people at the church are excited it seems. They are going to be very nice houses. The price point is \$300k and up. These will have a rear alley with a 2 car garage.

Open public comment.

Tammy Carter, Dustin White, and Jeff Funk all submitted letters regarding this development. These comments are available in the Planning & Zoning Office for review. These comments were also captured on audio/video recordings of the meeting.

Closed public comment.

Chris Bottorff made a motion to approve, seconded by Steve Webb. Roll call vote. Motion passed 6-0.

PC-20-32 Development Plan

Michael Schuler filed a Development Plan application for property at 4203 Middle Rd. The property is zoned R1-PD (Residential Planned Development). The proposed development is a Multi-Family Residential section that consists of four buildings totaling 96 units. The Docket Number is PC-20-32.

Jason Copperwaite stated this is part of the overall Wolf Run project that was approved about two years ago. This is the multi-family section of that – 96 units on just over 6 acres. The plan you see is exactly what was presented, with the exception of the addition of the trash corral and Postal box. A couple of last minute changes we have are the landscaping is based on the old M3 zoning, and are asking for a waiver on some of that. Also, we are wanting to flip the corral so you cannot see the gates of it from Park Land Trail.

Open public comment.

Tony Jackson submitted a letter regarding this development. These comments are available in the Planning & Zoning Office for review. These comments were also captured on audio/video recordings of the meeting.

Shelby Moore stated Elizabeth Jackson commented on Facebook to ask if they would rip out the trees along the creek. This would help deter people from walking across her property. How will the traffic be handled on Middle Rd?

Jason Copperwaite stated they were required to get a DNR approval to cross Lancassange Creek. Those trees will stay, except for where the creek crossing will be. With regards to traffic, this was approved by the Plan Commission and Council 2 years ago. There are still single family homes to be built, and they will be adding traffic management items along Middle Rd.

Chad Reischl stated the original plan showed an excessive amount of trees, and was not really workable. We have reviewed this against our revised standards, and the plan shows more than we now require, and therefore we are happy with the revision.

Closed public comment.

Joe Paris stated he had a call about this. Is there any ideas as how to best fix this?

Chad Reischl stated not as of now. We have had conversations with the Port of Indiana internally, but nothing concrete yet, but we are aware.

Les Merkley stated we do not expect a stoplight at Port/Middle intersection, as this is a State of Indiana decision.

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

PC-20-33 Rezoning

Maury Wilkerson filed a Rezoning application for property at 3519 Utica Sellersburg Road. The property is zoned C2 (Commercial) and the proposed zoning is R1 (Residential). The Docket Number is PC-20-33.

Maury Wilkerson stated we are wanting to add two rooms to the back of our house. It will not be any closer to the road.

Chad Reischl stated the issue here is that this property is zoned C2, and makes it quite difficult to add onto this house. He wants to be zoned R1, which is what most of the houses are in that area.

Open public comment. No comment. Closed public comment.

Steve Webb made a motion to send a favorable recommendation to council, seconded by Chris Bottorff. Roll call vote. Motion passed 6-0.

PC-20-34 Development Plan

Joe Flamion with Crystal Springs Homeowner's Association, Inc. filed a Development Plan application for property at 3004 Crystal Springs Boulevard. The property is zoned R1 (Residential). The proposed development is an expansion of the existing neighborhood clubhouse. The Docket Number is PC-20-34.

Jason Copperwaite stated Crystal Springs HOA owns the area. They are looking to make the existing tennis courts into additional parking, and construct a basketball and tennis court, along with some additional parking. This will allow them to better serve their residents. There are some variances requested for BZA approval.

Open public comment. No comment. Closed public comment.

Steve Webb stated this sounds as if it would be a big asset to Crystal Springs.

Jason Copperwaite stated we held a public meeting and answered questions, and have not heard anything since then.

Steve Webb made a motion to approve, seconded by Chris Bottorff. Roll call vote. Motion passed 6-0.

PC-20-35 Development Plan

Curt Hargrove filed a Development Plan application for property at 225 Lewman Way. The property is zoned IR (River Ridge). The proposed development is a warehouse of 260K square feet. The Docket Number is PC-20-35.

Mark Hildenbrand stated this is an industrial development in River Ridge. This is Gray Industrial's 4th building here. At this point it is speculative, but they've had no problems finding tenants for these sized buildings. The biggest constraint is the shape of this property – long and skinny. We had to make accommodations for parking in the front of the building. We have 3 variances before BZA tonight. This building will have the possibility of holding two tenants. It is loaded on one side with docks. We do have all approvals from River Ridge.

Open public comment. No Comment. Closed public comment.

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

ZO-20-06 Zoning Ordinance Amendment

Chad Reischl stated due to the lengthy meeting we just had, we would like to table this until next meeting.

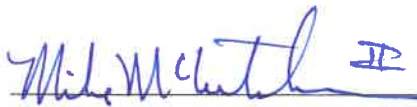
Bill Burns made a motion to table, seconded by Steve Webb. Roll call vote. Motion passed 6-0.

Reports from Director and Staff

None.

Adjournment

There being no further business to come before the Plan Commission the meeting was adjourned at 7:01 pm.



Mike McCutcheon, Chair



Submitted by: Shawn Dade, Secretary

