

BOARD OF PLANNING COMMISSION
January 20, 1997

The Board of Planning Commission met at the Town Hall of Sellersburg, on January 20, 1997, at 6:00 p.m. Rodney Pate called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Ken Alexander, Doug Reiter, Benita Pate, Dan Vogel, Doug Eddings and Bob Stewart, the Sellersburg building inspector, and Dave Broady.

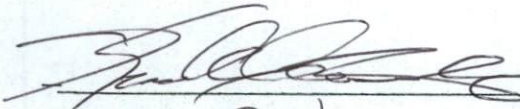
Dave Broady made a motion to approve the minutes of the December 16, 1996 meeting. It was seconded by Ken Alexander. All members present, voted in favor of the motion.

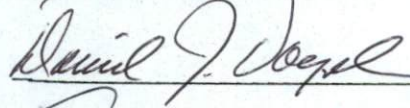
New election of the town board president was held, so Doug Eddings will take Dave Broady's place on the Board of Planning Commission.

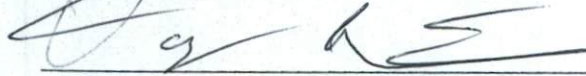
Open nominations were held for the president of the Board of Planning Commission. Ken Alexander nominated Rodney Pate as President of the Board of Planning Commission. The nomination was seconded by Doug Reiter. Dave Broady moved to closed the nominations.

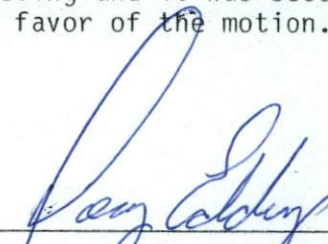
All members present voted in favor of the nomination for Rodney Pate to be President of the Board of Planning Commission.

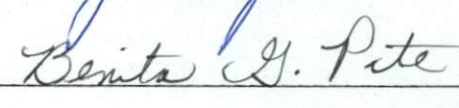
Dave Broady made a motion to adjourn the meeting and it was seconded by Ken Alexander. All members present, voted in favor of the motion.











BOARD OF PLANNING COMMISSION

February 17, 1997

The Board of the Planning Commission met at the Town Hall of Sellersburg, on February 17, 1997, at 6:00 p.m. Ken Alexander chaired tonight's meeting for Rodney Pate.

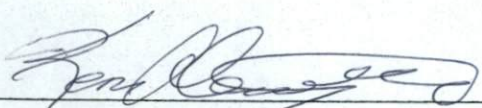
THE FOLLOWING MEMBERS WERE PRESENT: Doug Eddings, Dan Vogel, Doug Reiter, Ken Alexander, Benita Pate, and Bob Stewart, the Sellersburg Building Inspector.

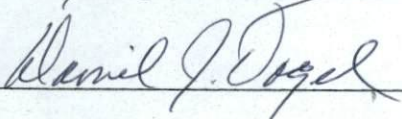
THE FOLLOWING MEMBER WAS ABSENT: Rodney Pate.

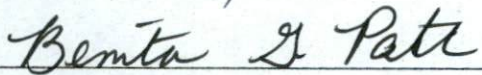
Doug Reiter made a motion to approve the minutes of the January 20, 1997 meeting. It was seconded by Doug Eddings. All member present, voted in favor of the motion.

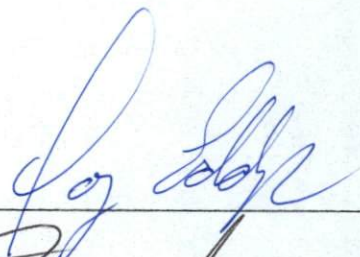
No official business was on the agenda tonight.

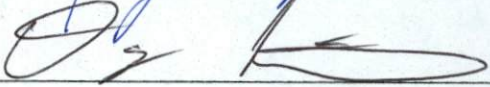
A motion was made by Doug Eddings to close the meeting. It was seconded by Doug Reiter. All members present, voted in favor of the motion.











BOARD OF PLANNING COMMISSION

March 17, 1997

The Board of the Planning Commission met at the Town Hall of Sellersburg, on March 17, 1997, at 6:00 p.m. Doug Eddings chaired tonight's meeting for Rodney Pate.

THE FOLLOWING MEMBERS WERE PRESENT: Doug Eddings, Dan Vogel, Doug Reiter, Ken Alexander, Benita Pate, and Bob Stewart, the Sellersburg Building Inspector.

THE FOLLOWING MEMBER WAS ABSENT: Rodney Pate

Dan Vogel made a motion to approve the minutes of the February 17, 1997 minutes and it was seconded by Ken Alexander. All members present, voted in favor of the motion.

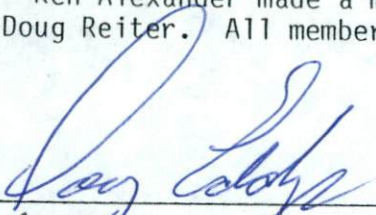
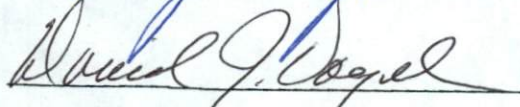
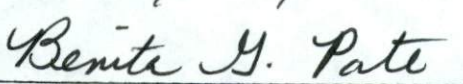
Alan M. Applegate, attorney, is here tonight representing Mr. Steve Klein. A petition is being requested for the property owner and for the prospective developer, Steve Klein, for rezoning on the property located in Sellersburg, at 485 Indiana Avenue, North, to be rezoned from present status of R-1(Residential) to RPO (Residential / Professional / Office). Mr. Steven Klein has this property under contract to purchase, at this time.

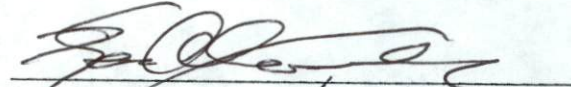
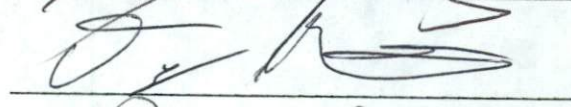
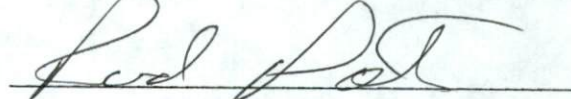
The particular request is for a medical office structure to be built on this property. The proposed structure will be set back off the highway and could eventually include a second structure in the future. Adequate parking is being provided in this proposal.

Ken Alexander made a motion to rezone the property at 485 Indiana Avenue, North to be rezoned RPO (Residential/ Professional / Office). Doug Reiter seconded the motion. All members present, voted in favor of the motion.

Ken Alexander made a motion to adjourn the meeting. It was seconded by Doug Reiter. All members present, voted in favor of the motion.

Submitted by: Benita Pate, Secretary

BOARD OF PLANNING COMMISSION

March 17, 1997

ATTENTION: PLANNING COMMISSION

In my opinion on the subdivision to be located on Highway 31 adjacent to Forrest Estates, is that the road should be connected with Forrest Estates.

Reasons:

- 1) Emergency Entrance and Exit
- 2) Hazardous spills on I - 65, for use of an alternate emergency travel route.
- 3) Legal Ramifications

Solutions:

Connect road, and have majority of residents sign petition requesting road be barricaded with a rail or gate or guard rail.

The Chairman of the Planning Commission, Rodney Pate, would like the chairman of tonight's meeting to vote by proxie for Rodney Pate.

Rodney Pate would like to vote to connect the road from Forrest Estates to the road to the new subdivision being developed on Highway 31.

BOARD OF PLANNING COMMISSION

April 21, 1997

The Board of Planning Commission met at the town hall of Sellersburg, on April 21, 1997, at 6:00 p.m. Rodney Pate, chairman, chaired the meeting.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Doug Eddings, Benita Pate Dan Vogel, Doug Reiter, Ken Alexander, and Bob Stewart, the Sellersburg Building Inspector.

Paul Primavera was present tonight to request rezoning of the William Bridges property on U. S. 31 across from the Bowling Alley. This will be changed from present Agriculture Land to Single Family (R-1) use.

Next, a preliminary site-plans have been submitted for approval and to be forwarded to the Sellersburg Town Council at their next meeting for consideration.

Ken Alexander made a motion to approve zoning of R-1 from Agriculture. Doug Reiter seconded the motion. All members present, voted in favor of the motion.

Ken Alexander made a motion to approve the preliminary plans with corrections contingent on approval of Jacobi, Toombs, and Lanz, Inc., the town engineers, and forwarded to the Sellersburg Town Council for final approval. Doug Reiter seconded the motion. Two members voted Yes, Two members voted No, One person abstained, and the chairman voted Yes to break the tie.

Mr. Denny Amos wanted it on the record that if he gets water in his property on Highway 31 (his business), "Is the town going to be responsible?"

Dan Vogel made a motion to approve the minutes of March 17, 1997 meeting. It was seconded by Ken Alexander. All members present, voted in favor of the motion.

Ken Alexander made a motion to adjourn the meeting. Doug Reiter seconded the motion. All members present, voted in favor of the motion.

MAY 13, 1997

Sellersburg Planning and Zoning Commission

Subject: Development of Cracker Barrel
Hwy 31 and Triangle Drive.

Enclosed is information pertaining to a request from the developer for the Commission to consider at the meeting on May 19, 1997.

The primary concern is to see if the Commission will adopt this proposed development under the Zoning for IB-1 (Interchange Business District) which is the present Zoning for this location.

Enclosed is page 99 from the Sellersburg Zoning Ordinance for your reference. You will note that it states, "Restaurant, Fast Food". However, Section 2.11.1, Purpose and Intent of the Ordinance seems to imply that a Sit Down restaurant would fit into that description.

This development may also include a Convenience Store and perhaps a Motel, too. As you can see from the Ordinance, those business practices are permitted.

If you need additional information, please do not hesitate to call me. My office phone is 246-7239 and I am usually there from 9:00 A.M. until Noon weekdays. If you need to call me at home, please do so before 9:30 P.M. at 246-2757.

See you Monday the 19th.

Yours in community service,



Bob Stewart,
Building Inspector

Section 2.11 - Interchange Business (IB-1 District)

2.11.1 - Purpose and Intent

This district is intended to accommodate businesses primarily serving interstate traffic. Since these uses may generate large quantities of traffic, they are segregated from adjoining land uses. Among uses permitted in this district are truck stops and fast-food restaurants.

2.11.2 - Use Regulations

2.11.2.1 - Uses Permitted by Right

No building or structure, or part thereof, shall be erected, altered, or used or land used in whole or in part for other than one or more of the following uses:

- (1) Auto Sales
- (2) Auto Parking
- (3) Auto Parts/Supplies
- (4) Auto Repairs
- (5) Bar or Tavern without Adult Entertainment
- (6) Bus Terminal
- (7) Farm Equipment
- (8) Fire and Police Stations
- (9) Gasoline Service Stations/Convenience Stores
- (10) Golf Driving Range
- (11) Hotel/Motel
- (12) Municipal Buildings (Garage/Repair/Storage)
- (13) Printing Services
- (14) Radio and Television Stations
- (15) Restaurant, Fast Food

- (16) Warehouse

2.11.2.2 - Contingent Uses

The following uses are permitted subject to conditions set forth in Section 3.5 and the granting of a "Contingent Use" permit by the Board of Zoning Appeals after a public hearing:

- (1) Gun Club/Skeet Range

2.11.2.3 - Special Exceptions

The following uses are permitted subject to conditions enumerated in Section 3.6 and the granting of a "Special Exception" permit by the Board of Zoning Appeals after a public hearing:

- (1) Airports/Heliports
(2) Railroad Yards
(3) Utility Transmission Equipment

2.11.3 - Area

- (1) The lot area shall be a minimum of ten thousand (10,000) square feet per structure with a minimum width of one hundred (100) feet. The maximum lot area coverage shall not exceed fifty (50) percent, and the floor area ratio (i.e., the ratio of gross floor area to lot area) shall not exceed 1.0 [Note: A floor area of any basement or attic is included in the total gross floor area].
- (2) All lots shall be served by sanitary sewers.

2.11.4 - Yards

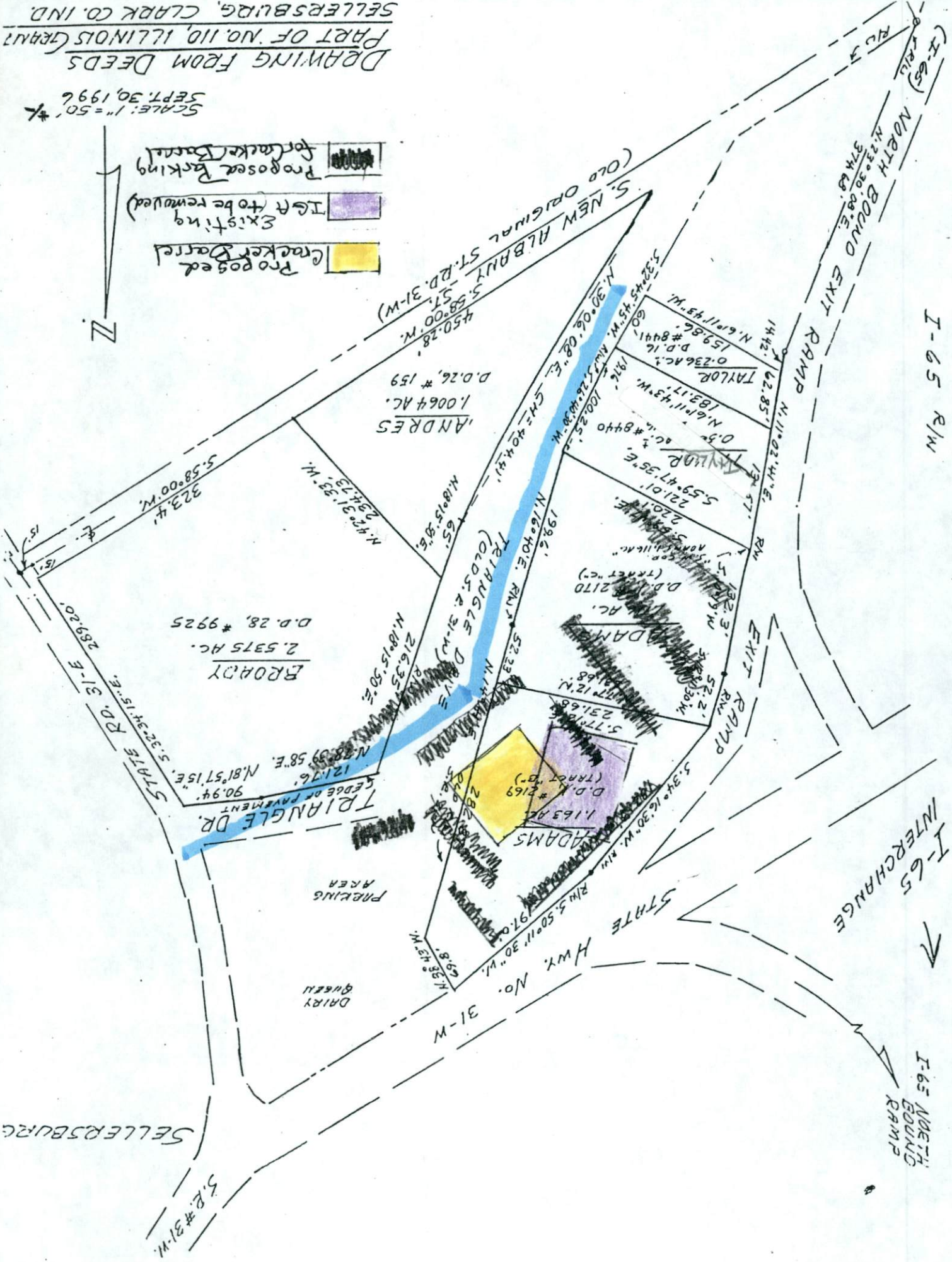
- (1) The following yard requirements shall be observed:
- (a) Front Yard: Twenty-five (25) feet. Where a lot in an IB-1 District abuts a lot in an "A" (agricultural) or "R" (residential) District in the same block frontage, the front yard requirements of the "A" or "R" District shall extend into the IB-1 District for the first two hundred (200) feet (or first intersection) for building setbacks and for the first one hundred (100) feet (or first intersection) for parking areas and signs setbacks.

DRAWING FROM DEEDS
PART OF NO. 110, ILLINOIS GRANT
SELLERSBURG, CLARK CO. IND.

SCALE: 1" = 50'
SEPT. 30, 1996

Legend:

- Proposed Cracker Barrel (Yellow box)
- Existing IGA (to be removed) (Purple box)
- Proposed Parking for Cracker Barrel (Hatched box)



I-65 R/W

I-65 INTERCHANGE

I-65 NORTH BOUND RAMP

SELLERSBURG

S.P. #31-W

May 8, 1997

Town Council
Planning & Zoning Commission
City of Sellersburg
Sellersburg, IN 47172

Re: Development of Cracker Barrel, Etc.
I-65 Exit Ramp @ 31 W and Triangle Dr.
Sellersburg, IN

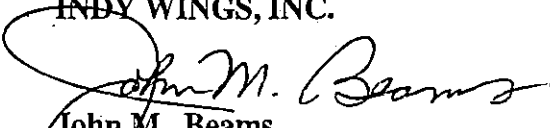
Attached are the appropriate plans, fees, utility consumption/requirement charts and a list of special requests regarding the above referenced project. We will appreciate your review and approval of same so that we can quickly consummate this deal with Cracker Barrel before they select an alternate location.

Because Cracker Barrel is such a great asset to an area and a very highly sought after business, we believe that it is in our mutual interest to work together to bring Cracker Barrel to Sellersburg. We have attached for your convenience a copy of Cracker Barrel's official "Policy Statement" regarding their standard community contributions, even though we all know that their excellent reputation and record speaks for itself.

We will be happy to answer any questions you may have regarding this project and look forward to your acceptance and approval as requested.

Thank you for your time and consideration.

INDY WINGS, INC.



John M. Beams
Vice-President - Business Development

November 14, 1996



Mr. John Beams
Ms Clair Patenaude
THE HARRISON GROUP
426 N. Capitol Avenue
Corydon, Indiana 47112

Re: SE Quadrant of Interstate-65 & US Hwy 31: Sellersburg, Indiana

Dear Mr. Beams and Ms. Patenaude,

As a follow up to our recent conversation I would like to confirm my intention to pursue a Cracker Barrel restaurant site in the location referenced above.

My preliminary site inspections have shown that the subject Sellersburg site generally meets the Cracker Barrel guidelines for site acquisition with regard to:

- ~ Location
- ~ Size & Configuration
- ~ Visibility
- ~ Zoning
- ~ Population
- ~ Traffic Counts

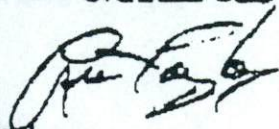
I want to assure you of our desire to come into the Sellersburg market area and intent to promptly move forward to acquire a site in the above captioned location.

Additionally, we will cooperate with you in your dealings with any city and state agencies and you are hereby authorized to reveal that Cracker Barrel intends to be a part of your proposed development of the aforementioned interchange quadrant.

Thanks for your ongoing cooperation and I will look forward to hearing from you in the near future.

Sincerely,

CRACKER BARREL OLD COUNTRY STORE, INC.


Les Taylor
Real Estate Manager

ITEMS DEVELOPER IS REQUESTING FROM CITY OF SELLERSBURG

CITY APPROVAL OF TRIANGLE DRIVE REALIGNMENT:

Developer requests realignment of Triangle Dr. per attached drawing with City either
Paying Developer the cost to realign the road or doing the necessary work to
City's standard specifications at City's expense including roadway, curbs &
gutters, storm sewers and/or drainage system and sidewalks

If Developer subsequently obtains the Taylor & Andres parcels, Developer requests the
City's conditional approval to close Triangle Drive, if Developer so requests,
at the SW property line of Taylor and Andres (leaving entranceway to Dairy
Queen and adjacent office building open)

CITY APPROVAL TO SPECIFICALLY INCLUDE NECESSARY SIGNS:

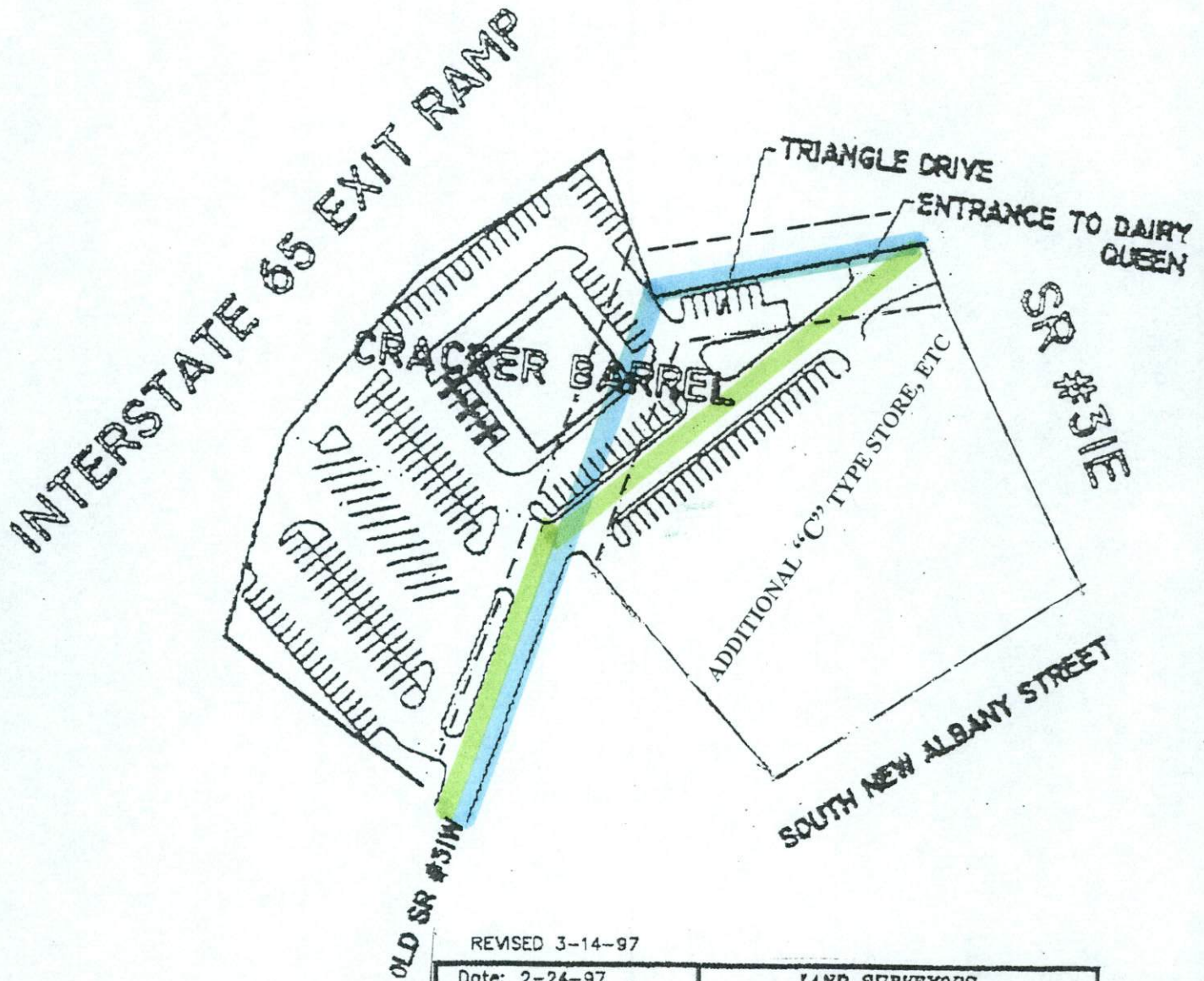
Approval of Goal Post Signs that are sized to meet Cracker Barrel & Hotel requirements

CITY SHARED DEVELOPMENT EXPENSES:

Sewer Lines Extended @ City's Expense & Tap-in Fees for Cracker Barrel & Hotel
Guaranteed not to exceed rate as of 5/1/97
75 room motel will use +/- 8,500 gal. water/sewer per 24-hr. period

NOTE: The Developer is requesting the City of Sellersburg grant conditional approval
of the Developer's plan and requests predicated on Developer receiving approval
from DNR. Following final approval from DNR, developer will submit a copy of
that letter of approval and acceptance from DNR and at that time request that the
City of Sellersburg grant final approval of the Developer's plan and requests.

PROPOSED CRACKER BARREL SITE SELLERSBURG, INDIANA



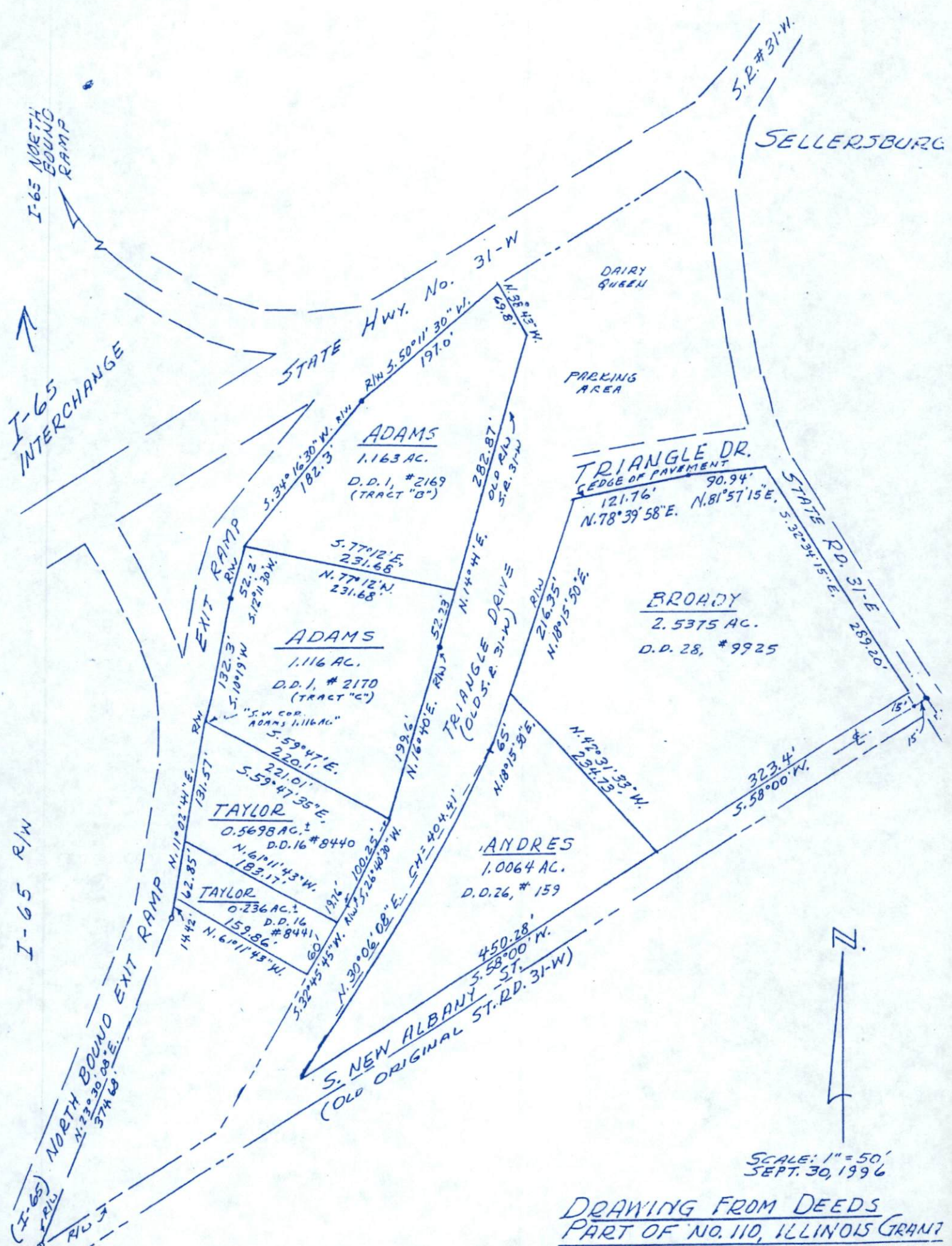
REVISED 3-14-97

Date: 2-24-97
Job No. 97-6603
Drwn By: PEP

LAND SURVEYORS
**PRIMAVERA AND ASSOCIATES
INCORPORATED**
ENGINEERS

Client: HARRISON GROUP

P.O.Box 123
Corydon, Indiana 47112
812-738-4124



I-65 NORTH BOUND RAMP

I-65 INTERCHANGE

I-65 R/W

(I-65) NORTH BOUND EXIT RAMP
 R/W
 $N. 122^{\circ} 30' 08'' E.$
 $374.68'$

STATE HWY. No. 31-W
 R/W $5.50^{\circ} 11' 30'' W.$
 $197.0'$

ADAMS
 1.163 AC.
 D.D. 1, # 2169
 (TRACT "B")

$5.77^{\circ} 12' E.$
 $231.68'$
 $N. 77^{\circ} 12' N.$
 $231.68'$

ADAMS
 1.116 AC.
 D.D. 1, # 2170
 (TRACT "C")

"S.W. COR. ADAMS 1.116 AC."
 $5.59^{\circ} 47' E.$
 $220.1'$
 $5.59^{\circ} 47' 35'' E.$
 $221.01'$

TAYLOR
 0.5698 AC.
 D.D. 16 # 8440

$N. 61^{\circ} 11' 43'' W.$
 $183.17'$

TAYLOR
 0.236 AC.
 D.D. 16 # 8441

$N. 61^{\circ} 11' 43'' W.$
 $159.86'$

ANDRES
 1.0064 AC.
 D.D. 26, # 159

S. NEW ALBANY ST.
 $450.28'$
 $5.58^{\circ} 00' N.$
 (OLD ORIGINAL ST. RD. 31-W)

TRIANGLE DRIVE
 (OLD ST. E. 31-W)

TRIANGLE DR.
 EDGE OF PAVEMENT
 $121.76'$
 $N. 78^{\circ} 39' 58'' E.$
 $90.94'$
 $N. 81^{\circ} 57' 15'' E.$

BROADY
 2.5375 AC.
 D.D. 28, # 9925

S.R. # 31-W

SELLERSBURG

DAIRY
 GREEN

PARKING
 AREA

STATE RD. 31-E
 $5.32^{\circ} 35' 15'' E.$
 $269.20'$

$323.4'$
 $5.58^{\circ} 00' W.$



SCALE: 1" = 50'
 SEPT. 30, 1996

DRAWING FROM DEEDS
 PART OF NO. 110, ILLINOIS GRANT
 SELLERSBURG, CLARK CO. IND.

CRACKER BARREL COMMUNITY CONTRIBUTIONS

- I. 1st Class Family Style Restaurant to serve Local Community
 - A. Breakfast, Lunch & Dinner - No alcohol!
 - B. Restaurant and Institutions magazine recently voted CBRL #1 in Family dining - 5th consecutive year.
 - C. In addition, we attract Interstate travelers to Georgetown. 40-50% of business from interstate.
 1. This results in Additional Local Sales;
 - a. Gas- Service
 - b. Motel
 - c. Local merchants/attractions

- II. \$2.3 Million Development
 - A. Use Local Sub Contractors
 - B. Some Local suppliers
 - C. Enhance Real Estate/Sales Tax Base
 1. \$3.2 Million Annual Sales.

- III. Employment Opportunities
 - A. 200 Total employees upon opening
 - B. Provide employment for 130 to 150 once established
 1. Offer Benefits to Management & Hourly employees
 - a. Group Med/Dental/Life Insurance
 - b. 401k - Discount, Vacation & Stock Option program
PAR program (enhances benefits)
 - c. Turnover 1/2 the Restaurant Industry Standard
(300%)
 - C. Annual Payroll approximately \$1.2 Million
 1. 5.8% Mgmt.

- IV. SUMMARY - What CRBL brings to Georgetown

* Nationally recognized Family Style Restaurant

* A New Business Development that will:

- Generate \$3.2 Million annual sales
- Enhance your real estate and sales tax base
- Provide up 150 people with employment and benefits
- \$1.2 Million annual payroll

Cracker Barrel Utility Loads
Prototype 178-95
 January 10, 1995

- ELECTRICAL** 120/208 Volts, 3 Phase, 1600 Amps
 Max. 483.52 Connected KW
 410.52 Demand KW
- SEWER** 6" Line - Discharge 4,000 - 9,000 gal/24 hrs
- WATER** 1 - 2" Domestic Line 7,000 +/-
 1 - 2" or 1-1/2" Irrigation Meter 42 GPM
 1 - 6" Fire Line requiring 750 GPM min. 40 psig at Base of Riser
- GAS** 3,580,000 BTU/HR (May vary due to gas fired M.U.A.)

| <u>RTU/MUA</u> | <u>General</u> |
|-----------------------------|------------------|
| RTU-1 | 270,000 |
| RTU-2 | 270,000 |
| RTU-3 | 235,000 |
| RTU-4 | 235,000 |
| RTU-5 | 270,000 |
| RTU-6 | 270,000 |
| RTU-7 | 200,000 |
| MUA-1 | 350,000 |
| Water Heaters (2 @ 250,000) | 500,000 |
| Charbroilers (2 @ 60,000) | 120,000 |
| Griddles (2 @ 120,000) | 240,000 |
| Griddles (2 @ 60,000) | 120,000 |
| Fryer Bank | 440,000 |
| Log Lighter | <u>60,000</u> |
| Total: | 3,580,000 |

CRACKER BARREL

B. PERSONS USING HIS DRAWINGS SHOULD CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS OF UNDERGROUND UTILITIES.

C. GAS LOAD:

| | |
|------------------------------------|---------------|
| BUILDINGS HEATING - ROOFTOP UNITS, | 1705.0 M.B.H. |
| MAKE UP AIR UNITS, | 285.0 M.B.H. |
| WATER HEATERS - 2 @ 199.9 MSH EACH | 399.9 M.B.H. |
| KITCHEN EQUIPMENT | 896.1 M.B.H. |

TOTAL = 3286.0 M.B.H.

WATER:

- 1 - 2" DOMESTIC LINE, 7,000 GALLONS PER 24 HOUR PERIOD.
- PERIOD. (74 GPM)
- 1 - 2" OR 1-1/2" IRRIGATION METER (42 GPM)

FIRE PROTECTION:

- ORDINARY HAZARD - GROUP I
- SCHEDULE PIPE SYSTEM OF N.F.P.A. 15.
- 1 - 6" FIRE LINE @ MINIMUM 750 G.P.M., 40 PSIG @ BASE OF RISER

SEWER:

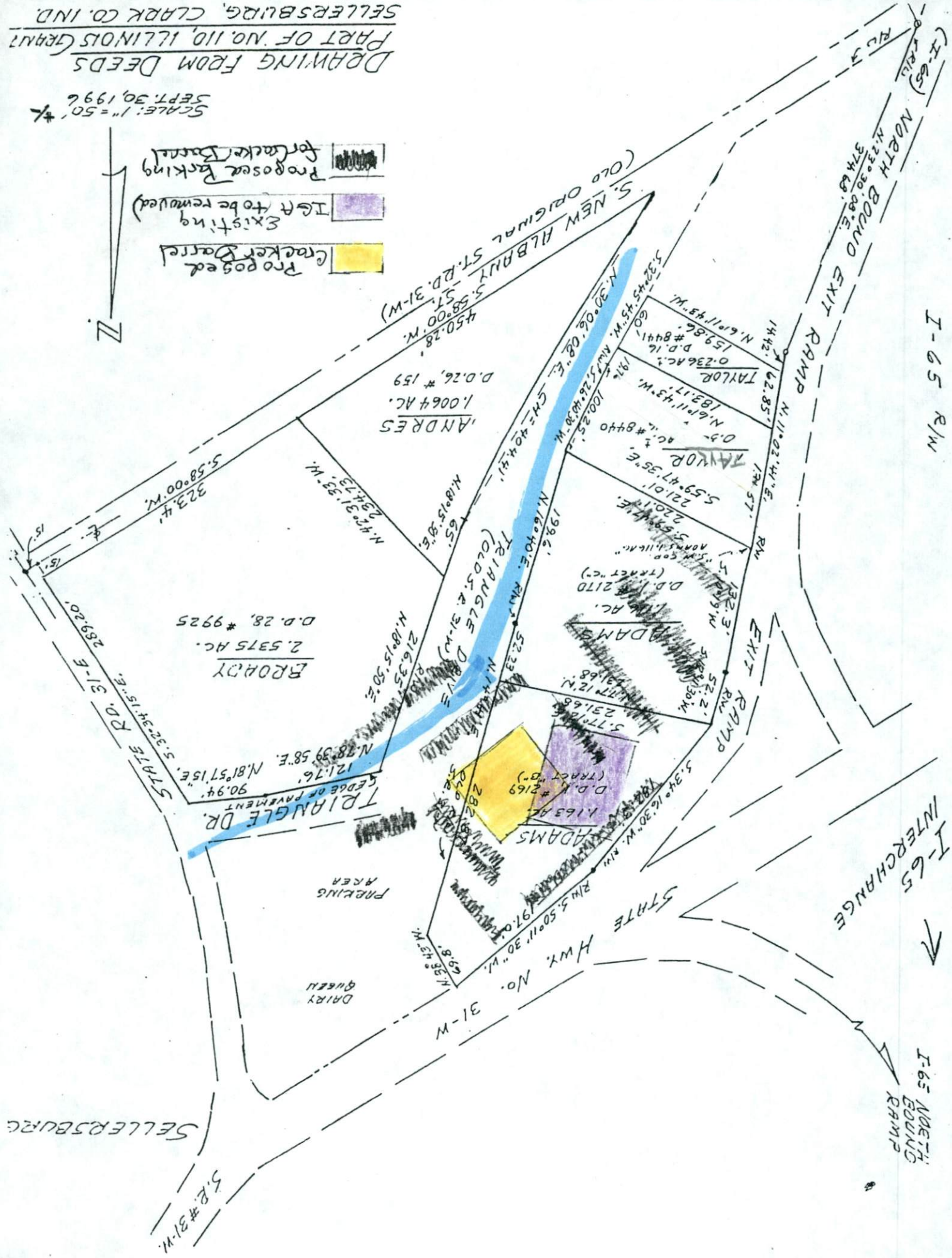
- 6" LINE: 4,000 - 9,000 GALLONS PER 24 HOUR PERIOD.

- D. LIGHT CIRCUIT TO "LO" PANEL (PHOTO CELL CONTROLLED) USING THREE CIRCUITS. MINIMUM 1" SCH. 40, P.V.C. CONDUIT. MINIMUM 3 AWG CONDUCTORS.
- E. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADES (SEE SHEET C-2).
- F. TELEPHONE REQUIREMENTS:
- 1. ONE VOICE GRADE 1 FB "DIAL UP" BUSINESS LINE
 - 2. ONE PUBLIC PAY TELEPHONE
- G. ELECTRICAL REQUIREMENTS:
- 1. 120/208 VOLT - 3 PHASE, 4 WIRE, 1600 AMPS
 - 2. 463.52 KW CONNECTED LOAD, 410.52 KW DEMAND.
 - 3. MSB 1/2 DESIGNED FOR 42,000 AMPS RMS SYSTEM INTERRUPTING CAPACITY.
 - 4. MINIMUM FEEDER AMPS = 1229.96
 - 5. FEEDER AMPS USED = 1600.
- H. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS.
- I. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWINGS AND/OR THE SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
- J. THESE PLANS, PREPARED BY DESIGN AND ENGINEERING, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF DESIGN AND ENGINEERING'S REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

DRAWING FROM DEEDS
 PART OF NO. 110, ILLINOIS GRANT
 SELLERS BLDG, CLARK CO. IND.

SCALE: 1" = 50' *
 SEPT. 30, 1996

Proposed Barred
 Existing IGA (to be removed)
 Proposed Barred for Cracker Barrel



I-65 R/W

I-65 INTERCHANGE

I-65 NORTH BOUND EXIT RAMP

SELLERSBURG

BOARD OF PLANNING COMMISSION

MAY 19, 1997

The Board of Planning Commission met at the Town Hall in Sellersburg, on May 19, 1997, at 6:00 p.m. Rodney Pate chaired the meeting.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Dan Vogel, Benita Pate, Ken Alexander, and Bob Stewart, Sellersburg Building Inspector.

THE FOLLOWING MEMBERS WERE ABSENT: Doug Reiter and Doug Eddings.

John Beams, with the Harrison Group was present tonight to discuss proposed development of Cracker Barrel on Hwy 31 and Triangle Drive.


The Planning Commission recommends to accept proposal for Development of the Cracker Barrel site plans, as long as it does not impede State Farm Insurance and Dairy Queen leaving or entering their location of business.


Dan Vogel made a motion that Page 99, from the Sellersburg Zoning Ordinance, Paragraph 15, Section 2.11.2.1 that purpose of intent of the ordinance interpret a sit down restaurant. Ken Alexander seconded the motion. All members present, voted in favor of the motion.

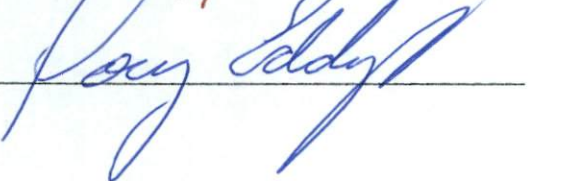
Ken Alexander made a motion to approve the minutes of the meeting of April 21, 1997. It was seconded by Dan Vogel. All members present, voted in favor of the motion.


Ken Alexander made a motion to close the meeting and Dan Vogel seconded the motion. All members present, voted in favor of the motion.

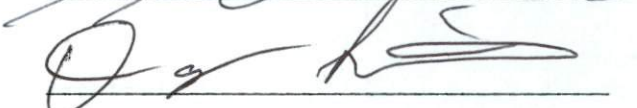
Submitted by: Benita Pate
Secretary











Benita Pate

TOWN OF SELLERSBURG
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

Notice is hereby given that Hardy Development Corporation has filed a petition with the Town of Sellersburg Planning and Zoning Commission, requesting to rezone the following described real estate in Sellersburg, Clark County, Indiana, from Agricultural to B-3, to-wit:

Being a 15.675 acre parcel of land lying in survey 108 of the George Rogers Clark Military Grant, Silver Creek Township, Clark County, Indiana, same being all those same lands conveyed to George L. and Betty M. Regan, as described in deed record 191, page 153, same being bounded as follows; commencing at a stone at the common corner of surveys 108 and 109 on the line of survey 110, thence South 50 deg. 15' West a distance of 208.1 feet to a stone; thence South 40 deg. 00' East a distance of 825 feet to a stone; thence South 50 deg. 15' West a distance of 261.29 feet to a post; thence South 39 deg. 15' East a distance of 328.00 feet to a post; thence South 50 deg. 15' West a distance of 169.75 feet to a post; thence South 39 deg. 15' East a distance of 231.35 feet to a 12 inch by 12 inch corner post, the true place of beginning; thence North 50 deg. 15' 00" East a distance of 384.75 feet to a 5/8 inch steel pin; thence South 42 deg. 23' 33" East passing a 5/8 inch steel pin at 556.54 feet, a total distance of 594.40 feet to a point in the centerline of State Road 311; thence South 09 deg. 06' 25" West with said centerline a distance of 855.06 feet to a point; thence North 65 deg. 44' 19" West along Regan's South line a distance of 879.03 feet to a 1 inch pipe at a fence corner; thence North 31 deg. 41' 18" East with a fence along Regan's West line a distance of 700.42 feet to a fence corner; thence North 57 deg. 55' 47" West with the fence line, a distance of 150.77 feet to the beginning. Subject to all easements of record and the right of way of State Road 311.

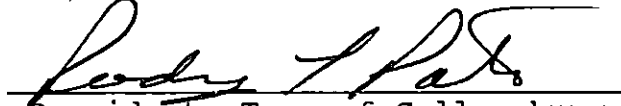
Excluding that part of the front 250 feet of said land and parallel to State Road 311 which is already zoned B-3.

The street address of the property, which is the subject of the petition is 7917 Highway 311, Sellersburg, IN 47172.

All persons are hereby notified that a public hearing will be held on Monday, June 16, 1997, at 6:00 o'clock P. M., E. D. T., in the Meeting Room of the Sellersburg Town Hall, 316 E. Utica Street, Sellersburg, IN 47172, to consider said request.

A copy of the petition and drawings are available for inspection at the Town Hall Mondays thru Fridays, 9:00 a.m. to 4:00 p.m. Written objections that are filed prior to the hearing with the Inspector will be considered. Oral comments will be heard at the public hearing. The hearing may be continued from time to time as found necessary.

Dated this 19 day of May, 1997.



President, Town of Sellersburg
Planning and Zoning Commission

To be published in The Evening News ten days prior to meeting date.

c:\client\ret\zoning\hardy\notice

PLANNING & ZONING COMMISSION
JUNE 16, 1997 Meeting.

Item #1.

A request has been received from the Hardy Development Corporation requesting a rezoning of real estate located on Hwy 311 across from the Baptist Church. This is the for Dr. George Regan Property. Currently the front 250 feet along hwy 311 is already zoned B-3. The rest of this parcel is Zoned Agricultural. The developer wants to sell the property with the zoning as a single zoned tract. Virgil Bolly will attend and present the request for the Zoning Change.

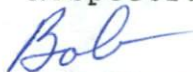
Item #2.

The Sprigler subdivision plan for the property across from the Bowling Alley is back for consideration of the modified plan. Ken Alexander will have information from town Engineer John Toombs in reference to this matter.

Enclosed please find legal description and site plan of the Hardy Development property.

You are already familiar with the Sprigler location.

Respectfully,


Bob Stewart

BOARD OF PLANNING COMMISSION

June 16, 1997

The Board of Planning Commission met at the Town Hall in Sellersburg, on June 16, 1997, at 6:00p.m. Rodney Pate chaired the meeting.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Dan Vogel, Benita Pate, Ken Alexander, Doug Reiter, and Doug Eddings.

A petition was submitted to the Planning Commission from George Marshall of Forrest Estates, signed by residents in Forrest Estates, who are against an access road connecting Forrest Estates and Highway 31.


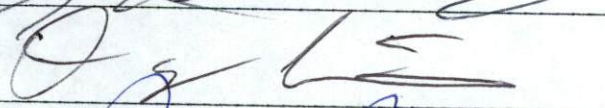
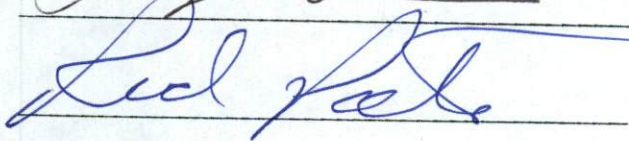
Virgil Bolly, representing Hardy Development is requesting a zoning change on the property at 7917 Highway 311, from Agriculture to B-3, excluding the front 250 feet of said land which already is zoned B-3. All adjoining property owners have been notified of tonight's public meeting.

Ken Alexander made a motion to rezone the rest of the property located at 7917 Highway 311 to B-3. Doug Reiter seconded the motion. All members present, voted in favor of the motion.

Mr. Primevera was present tonight with updated revisions of plans for Lakeview Estates. Plans were revised by John Toombs, the city of Sellersburg's Engineer, with his recommendations. Ken Alexander made a motion to approve the final plans with John Toomb's recommendations. This will be Memo# 06-17-97. This motion was seconded by Doug Eddings. All members present, voted in favor of the motion.

Ken Alexander made a motion to approve the minutes of May 19, 1997. Doug Reiter seconded the motion. All members present, voted in favor of the motion.

Doug Eddings made a motion to close the meeting. It was seconded by Doug Reiter. All members present, voted in favor of the motion.

Ofidance

PETITION

JUNE 15, 1997

The residents of Forrest Estates are **AGAINST** an access road connecting
Forrest Estates and Highway #31.

| NAME | PHONE | NAME | PHONE |
|---------------------------------|----------|--------------------------------------|----------|
| 1. Dennie Amou | 246-3931 | 16. George L. Fullerton, Jr. | |
| 2. Jimmy Gilbert | 246-9960 | 17. Orla Smith | |
| 3. Randall M. Hill | 246-3112 | 18. Peggy Booker | |
| 4. Carolyn S. Makowsky | | 19. Inman Brown | |
| 5. Paul Amabowsky | | 20. Mr & Mrs Keith Gilbert | 246-4397 |
| 6. Pattie Yatcher | 246-4650 | 21. Mr & Mrs Jerald Allis | 246-5268 |
| 7. Mr. & Mrs. Thomas L. Chester | | 22. Mr. & Mrs. Howard King | 246-2427 |
| 8. Steve Kelly | 246-6389 | 23. George E. Woods | 246-9328 |
| 9. James Schilling | | 24. Mr. & Mrs. William L. Montgomery | 246-9874 |
| 10. Anne Schilling | | 25. Mrs & Mrs Gwendolyn Strom | 246-4602 |
| 11. Bill Wilber | 246-3453 | 26. Mr & Mrs Mark Pope | |
| 12. Margaret Wickerson | | 27. Kevin Basham | |
| 13. David & Kinder | | 28. B-997 Ewing | 246-3575 |
| 14. G. L. Fullerton, Sr. | | 29. William J. Jantz | 246-4912 |
| 15. Barbara Fullerton | | 30. | |

PETITION

JUNE 15, 1997

The residents of Forrest Estates are **AGAINST** an access road connecting
Forrest Estates and Highway #31.

| NAME | PHONE | NAME | PHONE |
|---------------------------------|-----------------|---------------------------|-------------------------|
| 1. <u>George Marshall</u> | <u>246-2653</u> | 16. <u>Danna Meyer</u> | <u>246-1066</u> |
| 2. <u>Norman Kratz</u> | <u>246-4677</u> | 17. <u>W. M. Beharman</u> | <u>246-4844</u> |
| 3. <u>Jay Reif</u> | | 18. <u>Wpa Robinson</u> | |
| 4. <u>Eric L. Pelen</u> | <u>246-0153</u> | 19. <u>Jerry Spauldy</u> | <u>246-5771</u> |
| 5. <u>Alice & Dick Pope</u> | <u>246-3309</u> | 20. <u>Ally Langton</u> | <u>246-5847</u> |
| 6. <u>Joyce Coats</u> | <u>246-6497</u> | 21. <u>Hilda McDaniel</u> | |
| 7. <u>Judy Vanhook</u> | <u>246-5271</u> | 22. <u>Lester Orr</u> | <u>810 Forrest Dr H</u> |
| 8. <u>Erin R. Meyer</u> | <u>246-2389</u> | 23. | |
| 9. <u>Ellen R Meyer</u> | <u>246-2389</u> | 24. | |
| 10. <u>Joyce Meyer</u> | <u>246-2389</u> | 25. | |
| 11. <u>Kon Bone</u> | <u>246-3253</u> | 26. | |
| 12. <u>Ray James</u> | <u>246-5949</u> | 27. | |
| 13. <u>Bill Schubert</u> | <u>246-2195</u> | 28. | |
| 14. <u>Bill Jung</u> | <u>246-9563</u> | 29. | |
| 15. <u>Norman Parrish</u> | | 30. | |

To: Rod Pate

MEMO

To: Town Council and Plan Commission
Sellersburg, Indiana
Subject: Lakeside Estates
Preliminary Plan
Date: June 16, 1997

I have reviewed the Preliminary Plan and construction plans revised and resubmitted by Paul Primavera, Mr. Sprigler's Engineer, and have found them acceptable, subject to the following conditions:

1. I think we should have them revise a street so it stubs up to Forest Drive. This will change their Lots No. 67, 68, 69 and 70.

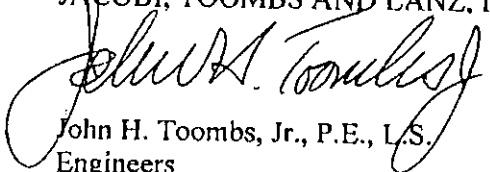
The street can be built to the property line and then blocked with 12 inch diameter wooden posts. That way it can be opened later, if or when the people in Forest Estates decide they want to have two ways to get in or out.

2. The overall drainage, pond and retention basin look good. Mr. Primavera says there will be no deep ditches.
3. All streets need to be named.
4. That an INDOT entrance permit and IDEM permits for water and sewer be obtained in the Town's name.

Also, an IDNR Construction in a Floodway Permit and a Rule 5 Erosion Control Permit be acquired in Mr. Sprigler's name with copies to the Town.

5. Plans:
Sheet 3 of 12: Show new retention basin.
Sheet 4 of 12: Show rear lot drainage ditch which goes to existing lake.
Sheet 5 of 12: Revise street if Town agrees. With no cul-de-sac. Show new basin.
Sheet 9 of 12: Show headwalls at end of all pipes. What is pool elevation of lake? Put filter fabric under all rip rap.
Sheet 11 of 12: All manhole castings are to be Neenah R-1772-A not grates.

Sincerely,
JACOBI, TOOMBS AND LANZ, INC.


John H. Toombs, Jr., P.E., L.S.
Engineers

BOARD OF ZONING APPEALS

July 21, 1997

The Board of the Zoning Appeals met at the town Hall in Sellersburg, on July 21, 1997, at 6:30p.m. Rodney Pate chaired tonight's meeting.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Ken Hecker, Charlie Popp, Charlie Ridenour, Francis Conroy, and Bob Stewart, the Sellersburg Building Inspector, and Benita Pate, Secretary.

Attorney Allen Morris, of the law firm of Stites & Harbinson was present tonight on behalf of the Sellersburg Stone Company for a variance from requirements of Ordinance 95-615, to build in a Flood Hazard Area.

Attorney Allen Morris has submitted to Benita Pate, Secretary of Board of Zoning, the original copy of presentation for tonight's meeting for the record.

They have applied and obtained a certificate of approval for construction in a floodway from the State of Indiana Department of Natural Resources.

Charlie Ridenour made a recommendation that with the certificate of approval from the State of Indiana Department of Natural Resources, that the Board of Zoning Appeals approve a variance to build in the Flood Hazard Area. This motion was seconded by Ken Hecker. All members present, voted in favor of the motion.

A request has been filed by Newcomb Oil Co., Bardstown Kentucky, requesting a change in the sign at their Five Star Retail Facility at 239 S. Indiana Avenue. The new sign will exceed 128 sq. ft. in area, Mr. Fred Allen, Customer Relations Director of Newcomb, will appear on behalf of Newcomb Oil Company tonight.

Francis Conroy made a motion to approve the variance for the larger sign at Five Star Retail Facility at 239 S. Indiana to Newcomb Oil Company of Bardstown Ky. Ken Hecker seconded the motion. All members present, voted in favor of the motion.

Mr. Richard Eadens, of Eadens Enterprises, has requested permission to place a mobile retail building on a parcel of property located on Hwy 311. This parcel lies just north of the house next to Neal's Restaurant, north towards Dr. Jenkin's office.

Ken Hecker made a motion to allow Mr. Richard Eadens permission to place a mobile retail building on the parcel of property located on Hwy 311, to be used as a driveup donut shop. That it meet other state and city permits appropriate permits from Bob Stewart, the Sellersburg Building Inspector, be placed on a concrete pad, having underpinning to hide axles and wheels to be removed, blacktop and landscaping as proposed, and no gravel to prevent dust problems. This motion was seconded by Charlie Ridenour. All members present, voted in favor of the motion.

Francis Conroy made a motion to approve the minutes of the meeting June 16, 1997 meeting. It was seconded by Charlie Popp. All members present, voted in favor of the motion.

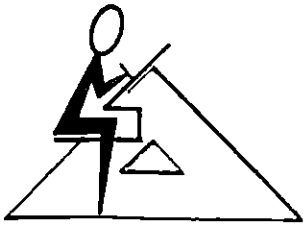
Francis Conroy made a motion to closed the meeting and it was seconded by Charlie Ridenour. All members present, voted in favor of the motion.

Submitted by: Benita Pate
Secretary

Francis A. Conroy

Kenneth R. Popp

Charlie Ridenour



EADENS ENTERPRISES

Research & Development

P.O. Box 313
Charlestown, IN 47111
(812) ~~248-8723~~

256-2711

July 8, 1997

Proposal to place a mobile building on site to operate a business.

Location: Vacant lot on hwy no. 311 near Neil's Place in Hamburg/Sellersburg, Indiana. (address unknown)

Owner: C.W. Jones

Business type: Retail bakery goods (donuts).

Structure: 10 ft x 21 ft framed building constructed on a steel house trailer frame with wheels and axles. Building is of typical house construction with vinyl siding and shingle roof. Double opposite windows are provided for a drive-thru operation and a window for a walk-up purchase. Building is equipped with an employee rest room.

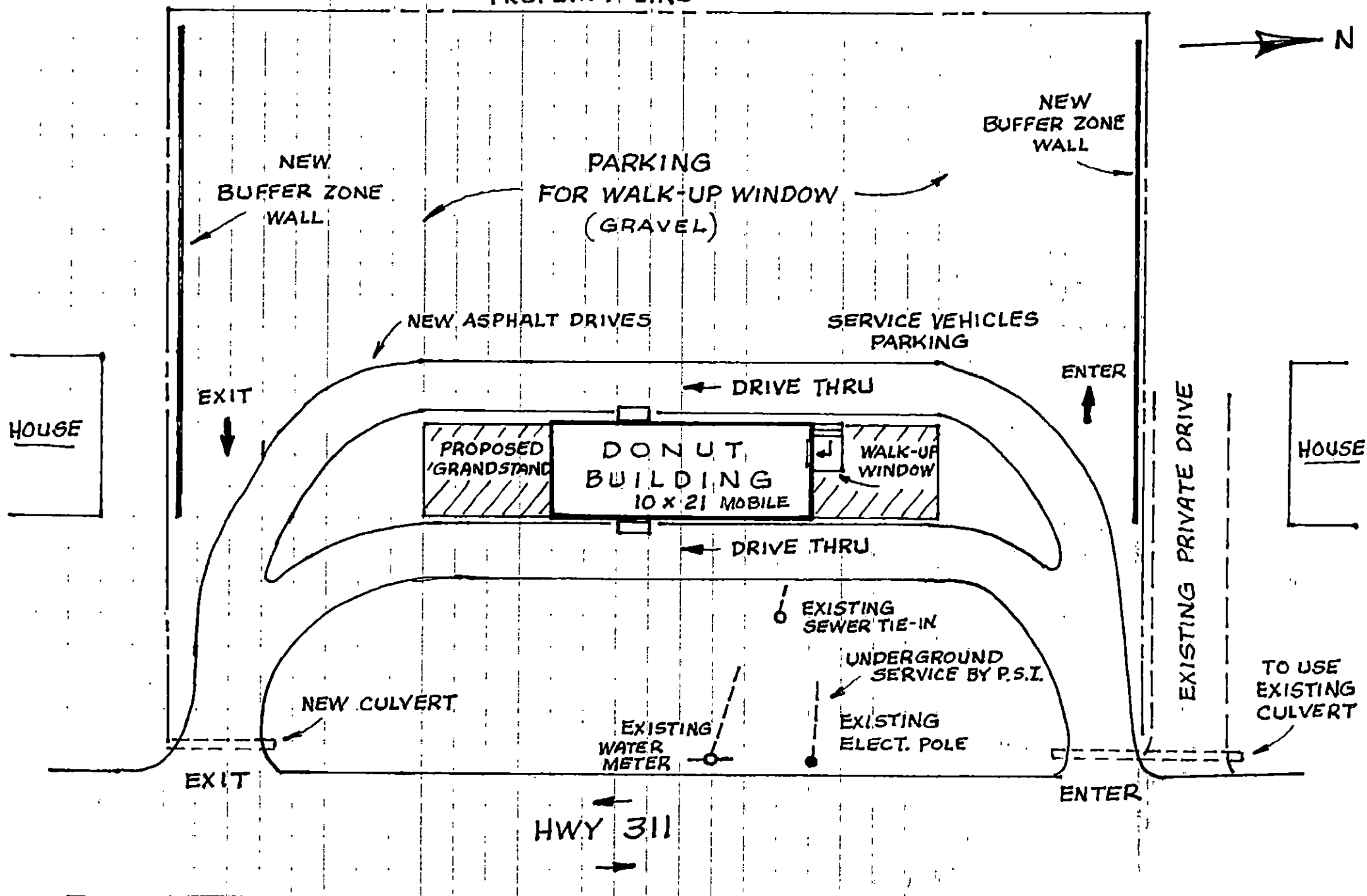
Site preparation: Lot will be graded for proper drainage and prepared for asphalt surfacing for drive-thru service and graveled back lot for parking of non drive-thru service. Six (6) concrete footers will be poured for the building set-up to be approximately grade level. Building cable tie-downs will be anchored to the footers.

Service and utilities: Building is equipped 100 amp service, hot and cold water plumbing and sanitary plumbing. All utilities are and will be to code.

Proposed by:

Richard L. Eadens

PROPERTY LINE



PROPOSED DONUT BUSINESS
PLOT PLAN

7-8-97
R.L.E.

C. W. Jones
214 East Third St.
New Albany, IN 47150

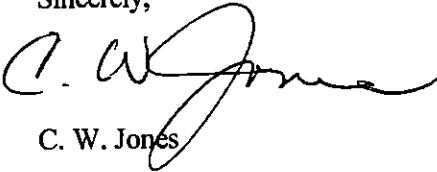
July 10, 1997

Mr. Stewart
Sellersburg Fire Department
Sellersburg, IN

Mr. Stewart:

I will lease the vacant ground located on Hwy. 311 in Sellersburg, Indiana, to Mr. Richard Eadens for the purpose of locating a Mobile Bakery goods building. If you have any questions please call (812)945-2935.

Sincerely,



C. W. Jones

JULY MEETING OF TOWN OF SELLERSBURG, BOARD OF ZONING APPEALS.

MEETING DATE, JULY 21, 1997.

ITEM # 1. A request has been filed by Attorney Allen Morris of the law firm of Stites & Harbison on behalf of the Sellersburg Stone Company for a Variance to Build in a Flood Hazard Area. Enclosed is the prepared document for that request. Mr. Morris will be present to present the request to the Board of Zoning Appeals.

ITEM #2. A request has been filed by Newcomb Oil Co. of Bardstown, Ky requesting a change in the sign at their Five Star retail facility at 239 S. INDIANA AVE. The new sign will exceed 128 sq. ft. in area, therefore signs of that size or larger must be approved by the Board of Zoning Appeals. Mr. Fred Allen, Customer Relations Director of Newcomb Oil Co. will appear on behalf of Newcomb Oil Co.

ITEM #3. Mr. Richard Eadens of Eadens Enterprises has requested permission to place a mobile retail building on a parcel of property located on HWY 311. This parcel lies just north of the house next to Neal's Restaurant North toward Dr. Jenkins office. Mr. Eadens plans to lease the site from Mr. C.W. Jones. Mr. Jones is in agreement with the mobile facility as supported by his letter, enclosed. Mr. Jones wishes to sell the property, so Mr. Eadens will have a lease that is easily broken in the event that Jones has a purchaser for the land. Mr. Eadens will be present to present his request. (Mr. Eadens has informed me that he will not be baking any products at this location. He will purchase all items he sells, except he will make fresh coffee.)

(My kidney stone has been successfully destroyed and is no longer a problem. Thank you for expressing your concern about my health. See you the 21st.

Bob Stewart

JULY MEETING OF TOWN OF SELLERSBURG, BOARD OF ZONING APPEALS.

MEETING DATE, JULY 21, 1997.

ITEM # 1. A request has been filed by Attorney Allen Morris of the law firm of Stites & Harbison on behalf of the Sellersburg Stone Company for a Variance to Build in a Flood Hazard Area. Enclosed is the prepared document for that request. Mr. Morris will be present to present the request to the Board of Zoning Appeals.

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ITEM #3. Mr. Richard Eadens of Eadens Enterprises has requested permission to place a mobile retail building on a parcel of property located on HWY 311. This parcel lies just north of the house next to Neal's Restaurant North toward Dr. Jenkins office. Mr. Eadens plans to lease the site from Mr. C.W. Jones. Mr. Jones is in agreement with the mobile facility as supported by his letter, enclosed. Mr. Jones wishes to sell the property, so Mr. Eadens will have a lease that is easily broken in the event that Jones has a purchaser for the land. Mr. Eadens will be present to present his request. (Mr. Eadens has informed me that he will not be baking any products at this location. He will purchase all items he sells, except he will make fresh coffee.)

(My kidney stone has been successfully destroyed and is no longer a problem. Thank you for expressing your concern about my health. See you the 21st.

Bob Stewart

BOARD OF ZONING APPEALS

August 18, 1997

The Board of Zoning Appeals met at the town Hall in Sellersburg, on August 18, 1997, at 6:30 p.m. Francis Conroy chaired tonight's meeting.

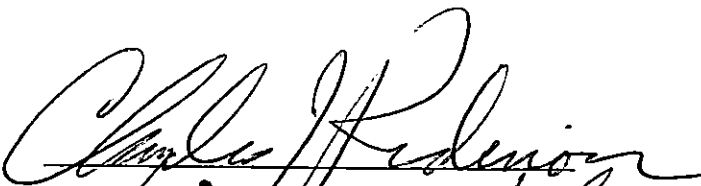
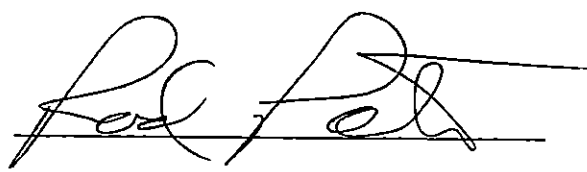

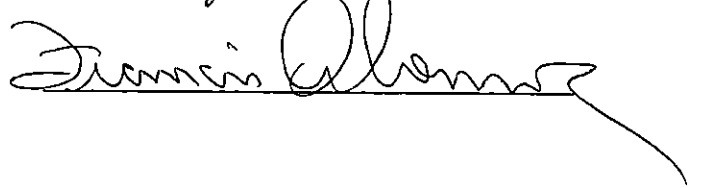
THE FOLLOWING MEMBERS WERE PRESENT: Francis Conroy, Ken Hecker, Charlie Ridenour, Bob Stewart, the Sellersburg Building Inspector, and Benita Pate, Secretary.

THE FOLLOWING MEMBERS WERE ABSENT: Rodney Pate and Charlie Popp.

There was no official business on the agenda tonight.

Charlie Ridenour made a motion to approve the minutes with a small typographical error. Ken Hecker seconded the motion. All members present, voted in favor of the motion.

Charlie Ridenour made a motion to adjourn the meeting. It was seconded by Ken Hecker. All members present, voted in favor of the motion.

| | |
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BOARD OF ZONING APPEALS

September 15, 1997

The Board of the Zoning Appeals met on September 15, 1997, at 6:30 p.m. at the Sellersburg Town Hall. Rodney Pate chaired the meeting.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Francis Conroy, Ken Hecker, Charlie Ridenour, Benita Pate, Secretary, and Bob Stewart, the Sellersburg Building Inspector.

THE FOLLOWING MEMBER WAS ABSENT: Charlie Popp.

Mr. Mark Roberts, of 130 Applegate Lane, is present tonight to request a variance from a residential use to commercial use to have an in-house gun sales business to be operated from his home.

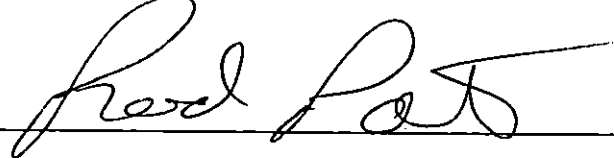
The current zoning for that address is R-1 - Single Family Residence.

After attorney David Nachand, addressed the board, saying that the zoning change would be illegal due to Indiana Statues, which states a gun shop cannot be located in a residential area, regardless of the zoning.

At this time, Mr. Mark Roberts withdrew his petition for a zoning change on is property of 130 Applegate Lane.

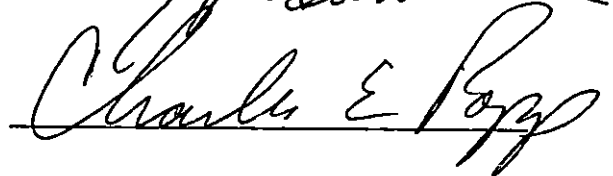
Charlie Ridenour made a motion to approve the minutes of the August 8, 1997 meeting. Francis Conroy seconded the motion. All members present, voted in favor of the motion.

Francis Conroy made a motion to adjourn the meeting. It was seconded by Ken Hecker. All members present, voted in favor of the motion.











BOARD OF ZONING APPEALS

October 20, 1997

The Board of the Zoning Appeals met on October 20, 1997, at 6:30 p.m. at the Sellersburg Town Hall. Rodney Pate, chaired the meeting.

THE FOLLOWING MEMBERS WERE PRESENT: Charlie Ridenour, Charlie Popp, Ken Hecker, Rodney Pate, Francis Conroy, Benita Pate, Secretary, and Bob Stewart, Sellersburg Building Inspector.

There was no business on the agenda tonight.

Francis Conroy made a motion to approve the minutes of the September 15, 1997 meeting. Ken Hecker seconded the motion. All members present, voted in favor of the motion.

Charlie Ridenour made a motion to close the meeting. Francis Conroy seconded the motion. All members present, voted in favor of the motion.

Submitted by: Benita Pate
Secretary

Rodney Pate

Charlie Popp

Francis Conroy

Charlie Ridenour

Ken Hecker

BOARD OF ZONING APPEALS

October 20, 1997

The Board of the Zoning Appeals met on October 20, 1997, at 6:30 p.m. at the Sellersburg Town Hall. Rodney Pate, chaired the meeting.

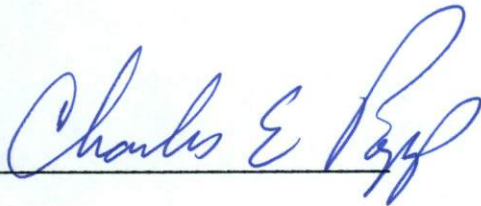
THE FOLLOWING MEMBERS WERE PRESENT: Charlie Ridenour, Charlie Popp, Ken Hecker, Rodney Pate, Francis Conroy, Benita Pate, Secretary, and Bob Stewart, Sellersburg Building Inspector.

There was no business on the agenda tonight.

Francis Conroy made a motion to approve the minutes of the September 15, 1997 meeting. Ken Hecker seconded the motion. All members present, voted in favor of the motion.

Charlie Ridenour made a motion to close the meeting. Francis Conroy seconded the motion. All members present, voted in favor of the motion.

Submitted by: Benita Pate
Secretary



ZONING APPEALS BOARD

MEETING, NOV 17, 1997

You have one request for a zoning variance.

The request is from Timothy Tillet of Action Loan of Sellersburg, 7815 Hwy 311, Sellersburg.


They have requested a sign permit that is in excess of the permissible size to be issued by the building inspector.

Enclosed is a letter stating their request for a variance. Also, enclosed is a full color artists concept of the signs and the sizes to be erected. These proposed signs are to be similar to the ones on their Clarksville location on Highway 131 across from Kroger.

The Sellersburg location will be on 311 across from Garr Funeral Home in the building formerly occupied by Rick Wilson, builder and prior to that by Skelgas. The building has been newly painted and is an asset to that neighborhood. The signs they have proposed will be in keeping with the Zoning change recently granted for the old Dr. George Regan residential property. It is now zoned B-3.

NOTE: I will be unable to attend the meeting on the 17th. I will be in Indianapolis all day that day attending an all day Electrical Inspectors Class on the New Electrical Code. I will be staying overnight to attend a meeting of the State Fire Inspectors Association Board of Directors. I serve on that board and represent 16 Counties in Southeast and Southern Indiana.

Respectfully,



Bob Stewart

ACTION LOAN OF SELLERSBURG

7815 HWY 311

SELLERSBURG, INDIANA 47172

(812) 256-3261 (TEMPORARY)

FAX:

November 7, 1997

Planning & Zoning Board
Town of Sellersburg

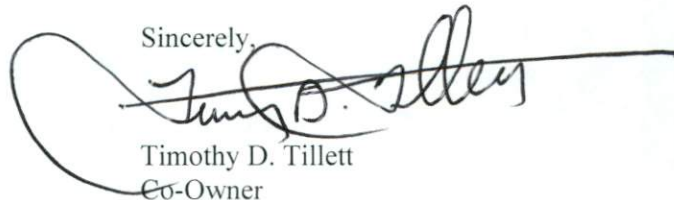
RE: Request for Variance

Action Loan of Sellersburg is hereby requesting a variance to the Town of Sellersburg 's sign ordinance in order to erect a new sign at our new location of 7815 Hwy 311.

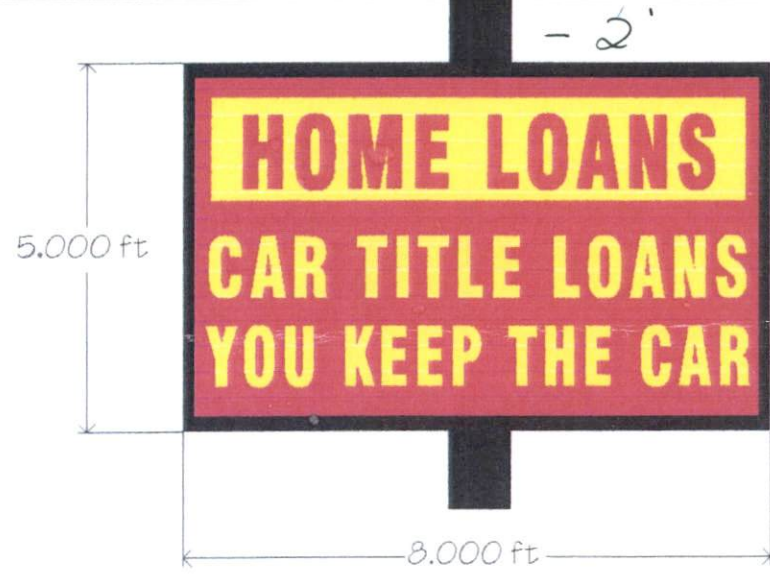
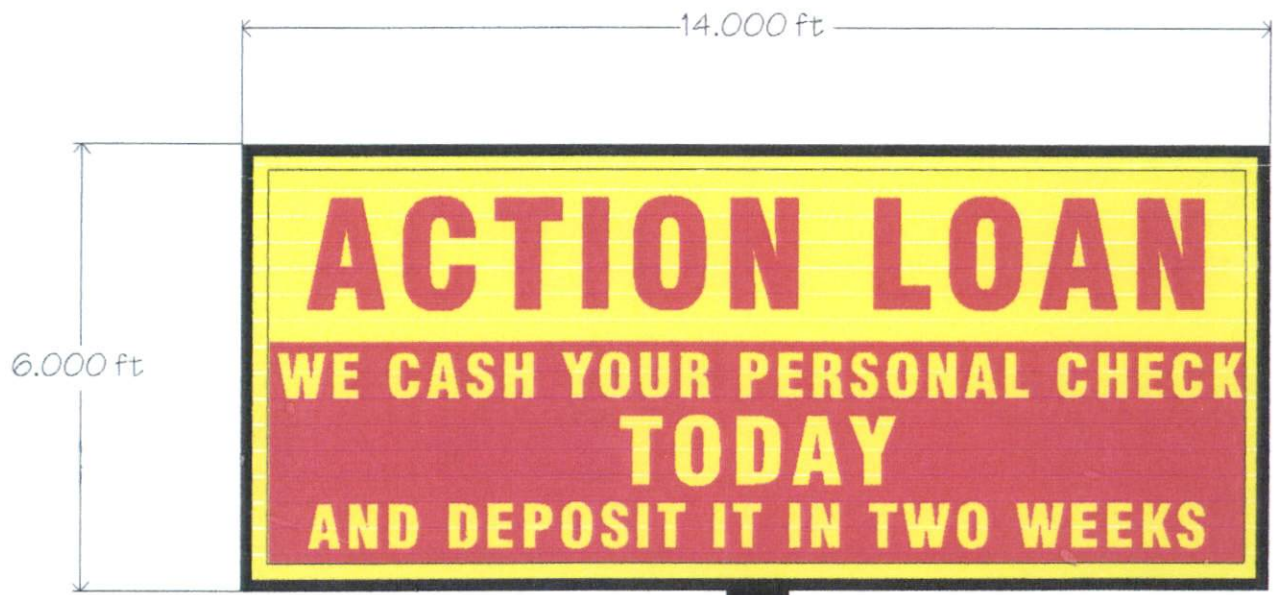
The reason for the requested variance is our proposed sign exceeds the square footage in the ordinance.

Thank you for your consideration. We look forward to serving the Sellersburg area.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy D. Tillett", written over a horizontal line. The signature is stylized and cursive.

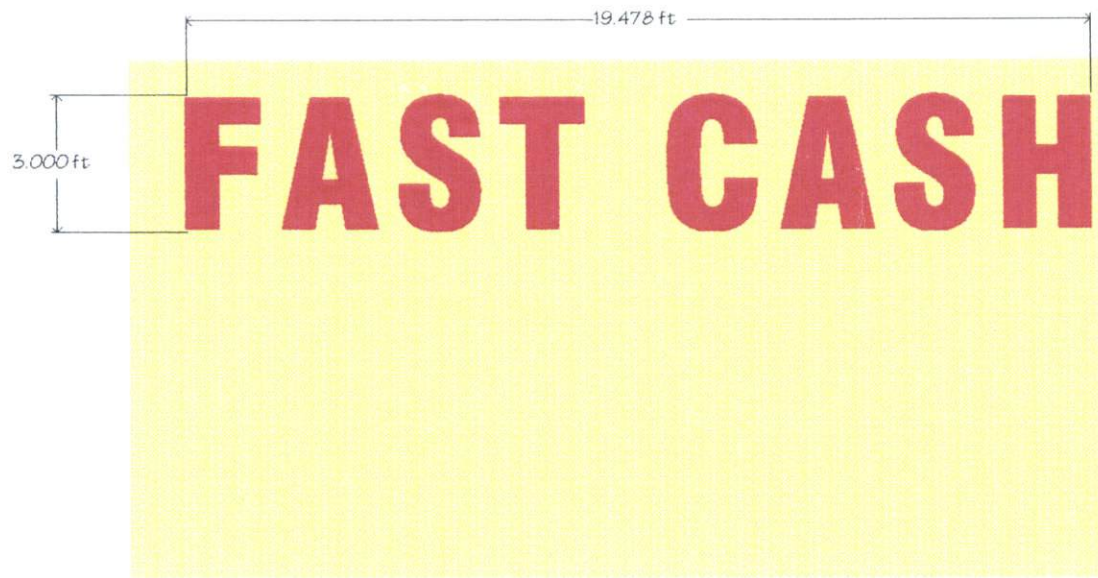
Timothy D. Tillett
Co-Owner



7'
TO
GROUND

WE CASH YOUR
PERSONAL CHECK
TODAY
AND DEPOSIT IT
IN TWO WEEKS

NEON SIGN FOR WINDOW



FRONT OF BLDG.

BOARD OF ZONING COMMISSION

November 17, 1997

APPEALS *CP*
The Board of Zoning Commission meeting was held on November 17, 1997, at the Sellersburg Town Hall, following the close of the Planning Commission Meeting. The meeting was chaired by Rodney Pate.

THE FOLLOWING MEMBERS WERE PRESENT: Charlie Ridenour, Ken Hecker, Rodney Pate, Francis Conroy, Charlie Popp, and Benita Pate, Secretary.

THE FOLLOWING MEMBERS WERE ABSENT: Bob Stewart, the Sellersburg Building Inspector.

Francis Conroy asked the board that we submit to the Sellersburg Town Council to change the time of the Board of Zoning meeting every month to 6:00 p.m., instead of 6:30 p.m.

Timothy Tillett of Action Loan of Sellersburg, 7815 Hwy 31, is requesting a sign permit that is in excess of the permissible size to be issued by the building inspector.

The board felt we should follow the comprehensive plan on signs.

A motion was made by Charlie Ridenour that we deny the variance and adhere with the Sellersburg Comprehensive Plan. It was seconded by Ken Hecker. All members present, voted in favor of the motion.

Francis Conroy made a motion to approve the minutes of the October meeting. Charlie Ridenour seconded the motion. All members present, voted in favor of the motion.

Francis Conroy made a motion to close tonight's meeting. It was seconded by Charlie Popp. All members present, voted in favor of the motion.

Submitted by: Benita Pate
Secretary

Charlie Popp
Francis Conroy
Rodney Pate

BOARD OF ZONING APPEALS

December 15, 1997

The Board of zoning Appeals met on December 15, 1997, at 8:30p.m., at the Sellersburg Town Hall. Rodney Pate, chairman, chaired tonight's meeting.

THE FOLLOWING MEMBERS WERE PRESENT: Francis Conroy, Charlie Popp, Rodney Pate, Bob Stewart, the Sellersburg Building Inspector, and Benita Pate, Secretary.

THE FOLLOWING MEMBERS WERE ABSENT: Charlie Ridenour and Ken Hecker.

Rick and Sherry Lyons are in the process of purchasing land in the Sellersburg Industrial Park owned by Ballew Enterprises, in which they are going to put an Indoor and Outdoor Volleyball Courts. (Four inside and two outside) The land size is 2 $\frac{1}{4}$ acres.

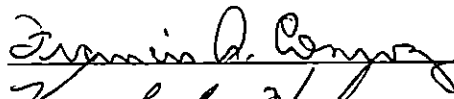
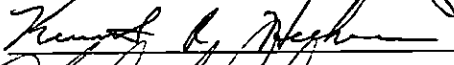
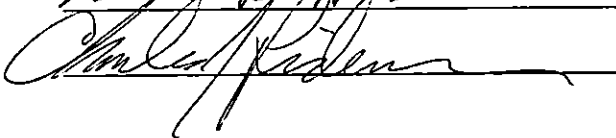
They are asking the zoning board to be able to put this type of establishment in the industrial park for a special exception.

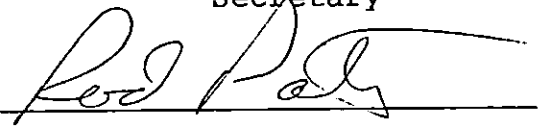
Francis Conroy made a motion to approve the special exception for a Indoor and outdoor Volleyball court facility in the Sellersburg Industrial Park. Charlie Popp seconded the motion. All members present, voted for the motion.

Francis Conroy made a motion to approve the minutes of the November 17, 1997 meeting with a correction to the title. Charlie Popp seconded the motion. All members present, voted in favor of the motion.

Francis Conroy made a motion to adjourn the meeting and it was seconded by Charlie Popp. All members present, voted in favor of the motion.

Submitted by: Benita Pate
Secretary



DATE: December 15, 1997

TO: The Sellersburg Town Council

FROM: Sellersburg Board of Zoning

CE: Meeting time

We the Board of Zoning Appeals would like to change the time of our monthly meetings.

We would like to meet at 6:00 p.m. each 3rd Monday of the month verses 6:30 p.m.

The Planning Commission meeting would be moved to 6:30 p.m instead of 6:00 p.m.

The reason for this request is the Planning Commission meetings seem to have more people on their agenda and become very lengthy at times.

The members of the zoning appeals board can sometimes wait for an hour for their meeting. The zoning appeals board feels the time should be switched.

Request: Board of Zoning Appeals to begin at 6:00 p.m. on the 3rd Monday of each month.

Board of Planning Commission to meet at 6:30 p.m. on the 3rd Monday of each month.

Thank you,



Rodney Pate, President
Board of Zoning Appeals

RP/bgp