

BOARD OF PLANNING COMMISSION

January 19, 1998

The Board of Planning Commission met on January 19, 1998, at 6:00p.m. at the Sellersburg Town Hall. Rodney Pate, chairman, chaired the meeting.

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

THE FOLLOWING MEMBERS WERE ABSENT: Doug Eddings

Virgil Bolly was present tonight for his client, "Kentex Truss Manufacturer," from Valley Station in Kentucky. They are wanting to expand and have a total of 15 acres in Jesse Ballew's Industrial Park in Sellersburg. This would create approximately 15 new jobs. Also, they eventually would want a tax abatement.

Virgil Bolly would like to ask the Planning Commission if this type of business would fit under "I-1" (Light Industrial) in this industrial park.

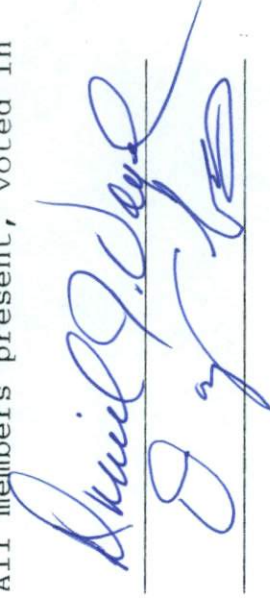
Ken Alexander made a motion that Virgil Bolly's presentation of a truss manufacturer fitting under "I-1" Light Industrial, would fit under this category. This motion was seconded by Doug Reiter. All members present, voted in favor of the motion.

Next month's meeting in February, for the Planning Commission, will begin at 6:30 p.m. The Zoning Appeals will be moved to 6:00p.m.

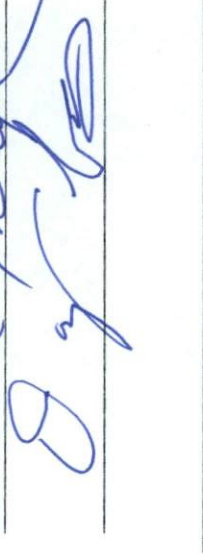
Ken Alexander made a motion to approve the minutes of the December 15, 1997 meeting. Doug Reiter seconded the motion. All members present, voted in favor of the motion.

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









BOARD OF PLANNING COMMISSION

February 16, 1998

The Board of the Planning Commission met on February 16, 1998, at the Sellersburg Town Hall. Rodney Pate, chairman, chaired the meeting.

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

THE FOLLOWING MEMBER WAS ABSENT: Doug Eddings.

There was no official business on the agenda tonight.

Ken Alexander made a motion to approve the minutes of the January 19, 1998, meeting. It was seconded by Dan Vogel. All members present, voted in favor of the motion.

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









 (Absent)

 (New Member)

BOARD OF PLANNING COMMISSION

March 16, 1998

The Board of Planning Commission met on March 16, 1998, at the Sellersburg Town Hall, at 6:30 p.m. Rodney Pate, chairman, chaired the meeting.

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

Ken Alexander has resigned from the Planning Commission. Bill Voyles will be taking his place.

Rodney Pate presented to the board the problem we were having with the sign ordinance for the town of Sellersburg. They all agreed that we should simplify the present interpretations.

The board will be obtaining some sign ordinances from surrounding towns, such as Columbus and Greenwood, Indiana.

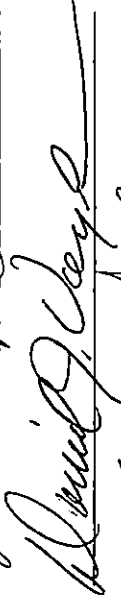
<sup>Bob</sup>~~Bill~~ Stewart, the Sellersburg Building Inspector, also brought to the boards attention that we should follow the same guidelines on a zoning change as a variance. This is what the State of Indiana guidelines require. So when a person wants a variance, they would have to notify adjoining neighbors by mail with a certified letter with a return receipt. They would have to advertise in the paper and have a sign on property, also.

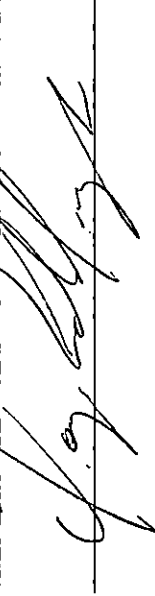
Doug Reiter made a motion to approve the minutes of the February 16, 1998 meeting. It was seconded by Dan Vogel. All members present, voted in favor of the motion.

Doug Reiter made a motion to adjourn the meeting, and it was seconded by Bill Voyles. All members present, voted in favor of the motion.

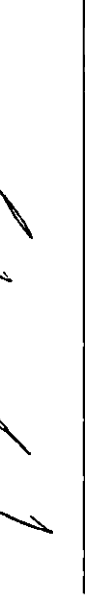












BOARD OF PLANNING COMMISSION

April 16, 1998

The Board of Planning Commission met on April 16, 1998, at the Sellersburg Town Hall, at 6:30 p.m. Rodney Pate, chairman, chaired the meeting.

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

Doug Reiter made a motion to approve the minutes of the March 16, 1998 meeting, with correction to Bob Stewart's name. It was seconded by Bill Voyles. All members present, voted in favor of the motion.

No official business was on the agenda tonight.

Doug Eddings made a motion for the Planning Commission to adopt a \$25.00 fee for reroofing in the town of Sellersburg and have the town council adopt this ordinance. This motion was seconded by Doug Reiter. All members present, voted in favor of the motion.

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

\_\_\_\_\_  
Rod Pate

\_\_\_\_\_  
Doug Eddings

\_\_\_\_\_  
Doug Eddings

\_\_\_\_\_  
William J. Pate

\_\_\_\_\_  
Doug Eddings

\_\_\_\_\_  
Benita Pate

**TOWN OF SELLERSBURG**  
**CODE ENFORCEMENT DIVISION**  
**OFFICE OF BUILDING COMMISSIONER**

**P.O. BOX 82**

**SELLERSBURG, IN 47172-0082**

**PHONE 812-246-7239**

**FAX 812-246-7240**

APRIL 9, 1998

Action Loan  
7815 Hwy 311  
Sellersburg, IN 47172

Dear Sir:

On Dec. 01, 1997 this office issued a permit for one sign 4½ feet by 10 feet and one sign 3' by 5 feet on your property following your request to the Zoning Appeals Board for a larger sign. This permit did not permit any other signs on the property.

We have received a written complaint about the multiple signs on your property. This was discussed by the Planning and Zoning Commission and they have determined that you are in violation of the sign ordinance of the Town of Sellersburg and that you do not have permits for additional signs.

I have been ordered by the Planning and Zoning Commission to order the immediate removal of all signs not covered by your permit. They have further ordered that you be assessed the minimum penalty of \$100.00 (One Hundred Dollars) for violation of the ordinance.

You are hereby ordered to remove all non-compliant signs from the property within 18 (eighteen) days of the date of this letter. If you fail to comply, We shall consider each additional day a separate offense and the fine of \$100.00 per day shall apply from that date.

Your fines may be paid by check, Payable to the Town of Sellersburg, and submitted to the office of the Building Commissioner at the above address.

Respectfully,

J. Robert Stewart,  
Building Commissioner

Copy: Commission  
File

Send via Certified Mail  
Return Receipt

Item # P 302 712 330

March 16, 1998

Mr. Bob Grangier  
Grangier Glass  
833 S. Indiana Avenue  
Sellersburg, IN 47172

RE: Office and Shop Facility

Dear Bob:

Enclosed is a copy of the reply I received in response to my letter to the Department of Natural Resources of January 23, 1998.

Based on that letter, I believe there are 4 items of action that need to be completed before you could begin any construction of a new building.

**Item 1: Sellersburg Variance**

Obtain a variance from the Town of Sellersburg to construct a building with a floor elevation of 461.50. This is 4.5 feet below the 100 year floor elevation of 465.00 feet. The variance application can be made at any time. You can personally make this application through Bob Stewart, Sellersburg Building Commissioner.

**Item 2: Flood Insurance**

Contact your insurance agent to review the project and determine what would be the cost of flood insurance. In reviewing the project with your insurance agent, advise him that all mechanical and electrical equipment would be installed 2 feet above the flood elevation. Therefore that potential damage to these systems would be reduced.

**Item 3: Indiana DNR Approval**

Complete the Indiana Department of Natural Resources permit application for construction in a floodway. I will prepare the application forms for you to submit.

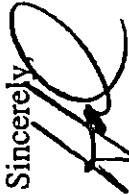
**Item 4: Corps of Engineers Permit**

Contact the U.S. Army Corps of Engineers, Louisville District to determine if a permit is required. I will make this contact and prepare the application forms if required.

Bob, if you will proceed with Items 1 and 2, I will work on items 3 and 4. I will also instruct Bill Gibson, engineer, to continue with the driveway easement drawings and application to the Indiana Department of Highways.

I have not done any more work on the drawings at this point, as I was awaiting the letter from the Indiana DNR. We will now resume that work. Hopefully, all the permits and approvals can be received and you can begin your building this summer.

Sincerely,



Hal E. Kovert, AIA  
Partner

HEK/hk  
file: -9663

**TOWN OF SELLERSBURG**  
**CODE ENFORCEMENT DIVISION**  
**OFFICE OF BUILDING COMMISSIONER**

**P.O. BOX 82**

**SELLERSBURG, IN 47172-0082**

**PHONE 812-246-7239**

**FAX 812-246-7240**

APRIL 9, 1998

Action Loan  
7815 Hwy 311  
Sellersburg, IN 47172

Dear Sir:

On Dec. 01, 1997 this office issued a permit for one sign 4½ feet by 10 feet and one sign 3' by 5 feet on your property following your request to the Zoning Appeals Board for a larger sign. This Permit did not permit any other signs on the property.

We have received a written complaint about the multiple signs on your property. This was discussed by the Planning and Zoning Commission and they have determined that you are in violation of the sign ordinance of the Town of Sellersburg and that you do not have permits for additional signs.

I have been ordered by the Planning and Zoning Commission to order the immediate removal of all signs not covered by your permit. They have further ordered that you be assessed the minimum penalty of \$100.00 (One Hundred Dollars) for violation of the ordinance.

You are hereby ordered to remove all non-compliant signs from the property within 18 (eighteen) days of the date of this letter. If you fail to comply, We shall consider each additional day a separate offense and the fine of \$100.00 per day shall apply from that date.

Your fines may be paid by check, Payable to the Town of Sellersburg, and submitted to the office of the Building Commissioner at the above address.

Respectfully,



J. Robert Stewart,  
Building Commissioner

Copy: Commission  
File

Send via Certified Mail  
Return Receipt

Item # P 302 712 330

3. When the existing roof has three or more layers of any type of roofing.

**Exception:** The removal of existing roof coverings shall not be required where complete and separate roofing systems are provided which transmit all roof loads directly to the structural system of the building and which do not bear upon the existing roof.

**910.4 Reinstallation of materials.** The reinstallation of existing roof covering materials which have been removed is not permitted unless the materials provide an effective barrier against the weather.

**910.5 Flashings.** Flashings shall be reconstructed in accordance with approved manufacturer's instruction.

25 of Feb



**TABLE 908.3.3**  
**WOOD SHINGLE AND SHAKE MAXIMUM WEATHER EXPOSURES**

GRADE	LENGTH (Inches)	WOOD SHINGLES	
		LESS THAN 4" IN 12" (Inches) (Minimum 3" in 12" Permitted)	4" IN 12" AND STEEPER (Inches)
No. 1	16	3 <sup>3</sup> / <sub>4</sub>	5
No. 2 <sup>1</sup>	16	3 <sup>1</sup> / <sub>2</sub>	4
No. 3 <sup>1</sup>	16	3	3 <sup>1</sup> / <sub>2</sub>
No. 1	18	4 <sup>1</sup> / <sub>4</sub>	5 <sup>1</sup> / <sub>2</sub>
No. 2 <sup>1</sup>	18	4	4 <sup>1</sup> / <sub>2</sub>
No. 3 <sup>1</sup>	18	3 <sup>1</sup> / <sub>2</sub>	4
No. 1	24	5 <sup>3</sup> / <sub>4</sub>	7 <sup>1</sup> / <sub>2</sub>
No. 2 <sup>1</sup>	24	5 <sup>1</sup> / <sub>2</sub>	6 <sup>1</sup> / <sub>2</sub>
No. 3 <sup>1</sup>	24	5	5 <sup>1</sup> / <sub>2</sub>
WOOD SHAKES <sup>2</sup>			
No. 1	18	7 <sup>1</sup> / <sub>2</sub>	7 <sup>1</sup> / <sub>2</sub>
No. 2	18 <sup>3</sup>	Not Permitted	5 <sup>1</sup> / <sub>2</sub>
No. 1	24	10	10
No. 2	24 <sup>3</sup>	Not Permitted	7 <sup>1</sup> / <sub>2</sub>

For SI: 1 inch = 25.4 mm.

- 1 To be used only when specifically permitted by the building official.
- 2 Exposure of 24-inch by 3/8-inch resawn handsplit shakes shall not exceed 7 1/2 inches regardless of the roof slope.
- 3 No. 2 grade wood shakes pertain to Taper-Sawn shakes only.

**909.2 Materials.** Wood shake shall conform to CSSB "Grading and Packing Rules for Certi-Split Red Cedar Shakes" or "Grading Rules for Certi-Sawn Taper-Sawn Cedar Shakes."

**909.3 Installation.** Preservatively treated wood shakes shall conform to CSSB "Wood Shakes (Preservative Treated) based on Grading and Packing Rules for Treated Southern Pine Taper-Sawn Shakes of the Cedar Shake and Shingle Bureau." Wood shakes shall be fastened to the sheathing in accordance with Table 908.3.

**909.3.1 Shake and shingle placement.** The starter course at the eaves shall be doubled and the bottom layer shall be either 15-, 18- or 24-inch (381, 457 or 610 mm) wood shakes or wood shingles. Fifteen-inch (381 mm) or 18-inch (457 mm) wood shakes may be used for the final course at the ridge. Shakes shall be interlaid with 18-inch-wide (451 mm) strips of not less than No. 30 felt shingled between each course in such a manner that no felt is exposed to the weather by positioning the lower edge of each felt strip above the butt end of the shake it covers a distance equal to twice the weather exposure.

**909.3.2 Roof slope.** Shakes shall not be installed on a roof having a slope less than four units vertical in 12 units horizontal (33-percent slope) unless they are installed over an underlayment of not less than No. 15 felt, applied as required in Section 902.

**909.3.3 Valley flashing.** Roof valley flashing shall not be less than No. 28 gage corrosion-resistant sheet metal and shall extend at least 11 inches (279 mm) from the center line each way. Sections of flashing shall have an end lap of not less than 4 inches (102 mm).

**909.3.4 Weather exposure.** Weather exposures shall not exceed those set forth in Table 908.3.3. Hip and ridge weather exposures shall not exceed those permitted for the field of the roof. Wood

shake hip and ridge units shall conform to CSSB "Grading Rules for Shake Hip and Ridge based on the Standards of the Cedar Shake and Shingle Bureau." Nails used to fasten hip and ridge units shall be longer than those used in the field of the roof in order to penetrate the sheathing 3/4 inch (19 mm) minimum.

**909.3.5 Label required.** Each bundle of shakes shall be identified by a label of an approved grading or inspection bureau or agency.

## SECTION 910 REROOFING

**910.1 General.** Materials and methods used for repair, replacement or recovering an existing roof shall comply with Sections 117 and 901.1. When the repair replacement or recovering within any 12-month period exceeds 25 percent of the roof covering of the building, the entire roof covering shall comply with the requirements for new roofing.

**910.2 Structural and construction loads.** The existing roof system shall be capable of supporting all equipment loads encountered during installation as well as the loads resulting from the new roofing materials.

**910.3 Recovering vs. replacement.** New roof covering shall not be installed without first removing existing roof coverings when any of the following conditions occur.

1. When the existing roof or roof covering is water soaked or deteriorated to the point of being unacceptable as a base for additional roofing.
2. When the existing roof covering is wood shake, slate, clay or cement tile; except when the new roof covering is installed in accordance with approved industry standards.

**TOWN OF SELLERSBURG  
CODE ENFORCEMENT DIVISION  
OFFICE OF BUILDING COMMISSIONER**

**P.O. BOX 82**

**SELLERSBURG, IN 47172-0082**

**PHONE 812-246-7239**

**FAX 812-246-7240**

APRIL 9, 1998

Action Loan  
7815 Hwy 311  
Sellersburg, IN 47172

Dear Sir:

On Dec. 01, 1997 this office issued a permit for one sign 4½ feet by 10 feet and one sign 3' by 5 feet on your property following your request to the Zoning Appeals Board for a larger sign. This permit did not permit any other signs on the property.

We have received a written complaint about the multiple signs on your property. This was discussed by the Planning and Zoning Commission and they have determined that you are in violation of the sign ordinance of the Town of Sellersburg and that you do not have permits for additional signs.

I have been ordered by the Planning and Zoning Commission to order the immediate removal of all signs not covered by your permit. They have further ordered that you be assessed the minimum penalty of \$100.00(One Hundred Dollars) for violation of the ordinance.

You are hereby ordered to remove all non-compliant signs from the property within 18 (eighteen) days of the date of this letter. If you fail to comply, We shall consider each additional day a separate offense and the fine of \$100.00 per day shall apply from that date.

Your fines may be paid by check, Payable to the Town of Sellersburg, and submitted to the office of the Building Commissioner at the above address.

Respectfully,

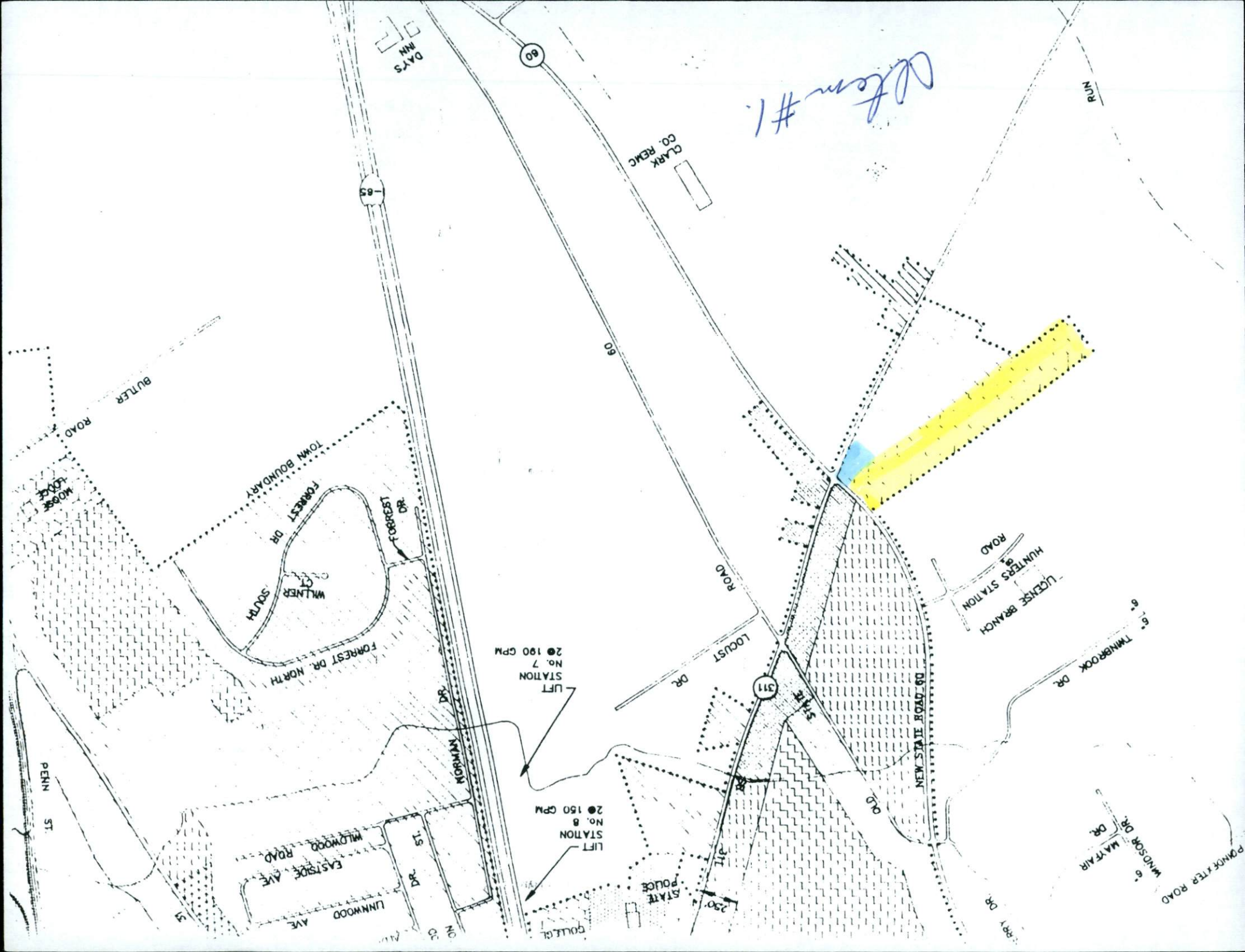


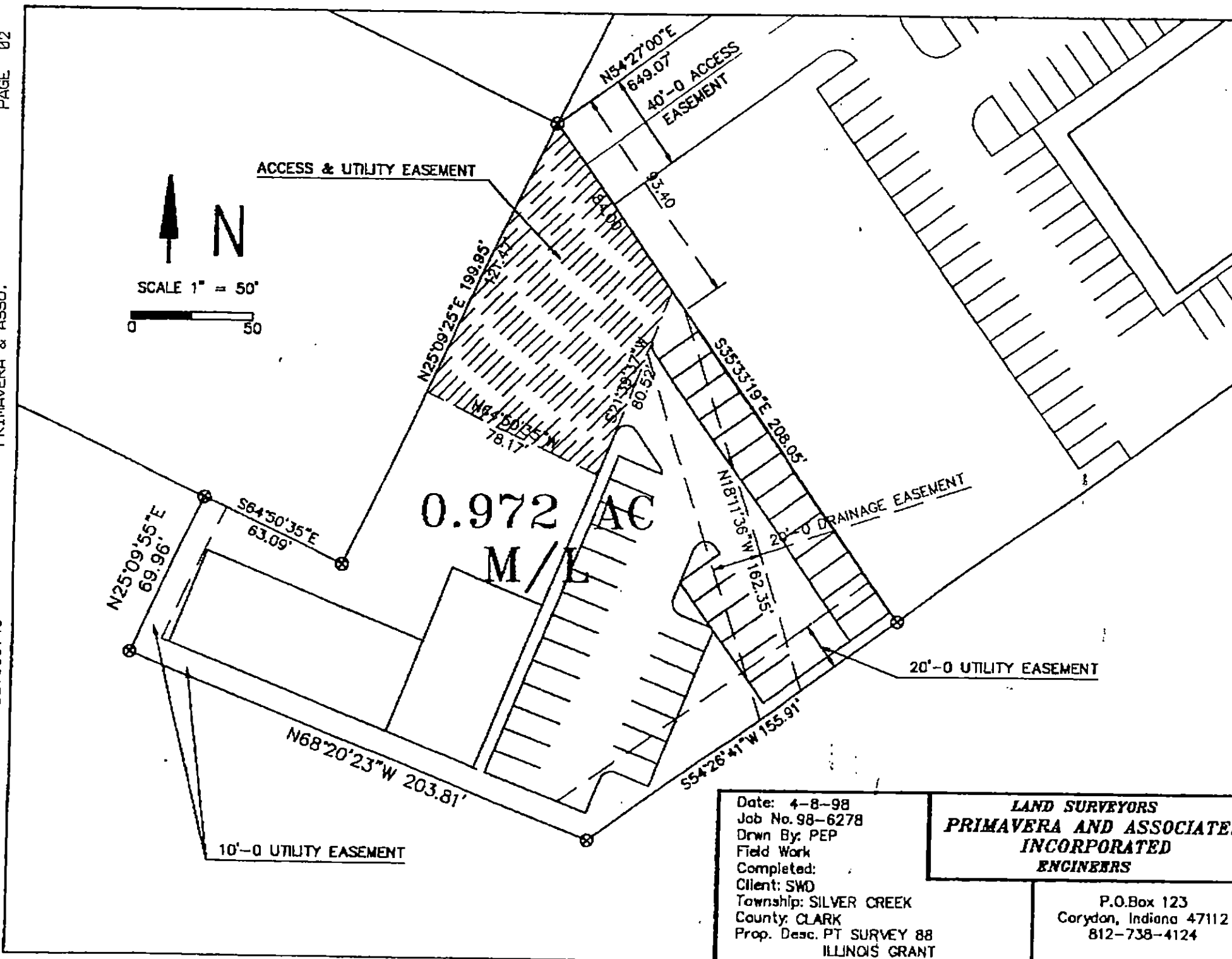
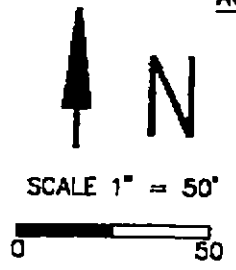
J. Robert Stewart,  
Building Commissioner

Copy: Commission  
File

Send via Certified Mail  
Return Receipt

Item # P 302 712 330





Date: 4-8-98  
 Job No. 98-6278  
 Drwn By: PEP  
 Field Work  
 Completed:  
 Client: SWD  
 Township: SILVER CREEK  
 County: CLARK  
 Prop. Desc. PT SURVEY 88  
 ILLINOIS GRANT

**LAND SURVEYORS  
 PRIMAVERA AND ASSOCIATES  
 INCORPORATED  
 ENGINEERS**

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



PAUL PRIMAVERA & ASSOCIATES, INC.  
REGISTERED ENGINEERS & LAND SURVEYORS  
301 EAST CHESTNUT ST., CORYDON

P.O. BOX 123

CORYDON, INDIANA 47112

PHONE 738-4124  
FAX 738-6740

## SELLERSBURG FIRE DEPARTMENT TRACT

The following is a legal description prepared this 9th day of April, 1998, of real property being a part of Survey #88 of the Illinois Grant, in Silver Creek Township, Clark County, Indiana, more particularly described as follows:

Commencing at the Eastern corner of Survey #88, thence with the Northern line of said survey South 54°-22'-00" West, basis of bearings this description, 2260.00 feet more or less to a point where said line intersects the Eastern line of State Road #311, the above being quoted from that deed recorded in Deed Drawer 14, Instrument #10367, thence along the Eastern line of said State Road #311, South 25°-36'-44" West 778.49 feet to a four inch diameter metal post found on the Eastern line of State Road #311, thence continuing with said Eastern line South 25°-16'-37" West 344.17 feet to a 1.5 inch metal post found on the Eastern line of State Road #311 said point being the Northwestern corner of a certain 12.74 Acre tract referred to in Deed Drawer 14, Instrument #10367, thence along the line of said tract South 64°-50'-05" East 200.00 feet to a 0.5 inch pipe found as called for in Deed Drawer 14, Instrument #10367, thence South 25°-10'-57" West 200.00 feet to a one inch pipe found, thence South 64°-50'-35" East 310.00 feet to a 5/8 inch reinforcing bar found as called for in Deed Drawer 14, Instrument #10367, this being the point of beginning, thence continuing South 64°-50'-35" East 63.09 feet, thence North 25°-09'-55" East 199.95 feet to a 5/8 inch reinforcing bar as called for in the above referenced deed, thence South 35°-33'-19" East 208.05 feet, thence South 54°-26'-41" West 155.91 feet to a 5/8 inch reinforcing bar found as called for in the above referenced deed, thence North 68°-20'-23" West 203.81 feet to a #4 reinforcing bar, thence North 25°-09'-55" East 69.96 feet, to the point of beginning, containing 0.972 Acres, more or less.

But subject to the following described access and utility easement:

Beginning at the Northernmost corner of the above described tract, thence along the Eastern line of said tract South 35°-33'-19" East 84.00 feet, thence South 21°-39'-37" West 80.52 feet, thence North 64°-50'-35" West 78.17 feet, thence North 25°-09'-25" East 121.47 feet, to the point of beginning.



And also subject to the following described drainage easement:  
Commencing at the Northernmost corner of the above described tract, thence the Eastern line of said tract South  $35^{\circ}-33'-19''$  East 93.40 feet, this being the point of beginning of a drainage easement 20.00 feet in width whose Eastern line is described as follows: South  $81^{\circ}-11'-36''$  East 162.35 feet to a point on the Southern line of said tract, said point being the terminus of said easement.

And also subject to a 20.00 foot utility easement whose Southeastern line is the Southeast line of the above described tract, said line being South  $54^{\circ}-26'-41''$  West 155.91 feet.

And also subject to a 10.00 foot utility easement along the Southwestern and Northwestern lines of said tract, said line being those with calls of North  $68^{\circ}-20'-23''$  West 203.81 feet, and North  $25^{\circ}-09'-55''$  East 69.96 feet.

And also including an access easement 40.00 feet in width whose Northwestern line is described as follows:

Commencing at the Northernmost corner of the above described tract, thence North  $54^{\circ}-27'-00''$  East 649.07 feet to a point on the Western right of way of State Highway #60, said point being the terminus of said easement.

## BOARD OF PLANNING COMMISSION

May 18, 1998

The Board of Planning Commission met at the Sellersburg Town Hall on May 18, 1998, at 6:30 p.m. Rodney Pate, chaired tonight's meeting.

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

Jack Vissing was present representing owner Tim Tillet, of Action Loan, located at 7815 Highway 311 in Sellersburg.

A letter was sent to Action Loan in violation of the sign ordinance of the town of Sellersburg for not having permits for additional signs at the business.

Jack Vissing did explain that this is a multible built business with two entrances. Action Loan has paid the penalty for not obtaining a permit for additional signs.

Dan Vogel asked that we entertain a motion to hold everything and time to have Perry McCall, the Sellersburg town attorney, to interpret the sign ordinance and get with Jack Vissing. This will be tabled until the next meeting on June 15, 1998. The motion was made by Doug Eddings and seconded by Doug Reiter. All members present, voted in favor of the motion.

Second item on the agenda tonight is a request for rezoning a parcel of land at 7505 Highway 311, owned by Dan and Betty Johnson, from R-1 to B-3. This is to permit construction of a new Rite Aid Pharmacy & Drug Store. Most of the property for the pharmacy site is on the Bill Wells property, which is already zoned B-3.

Timothy Ruddy was present tonight representing Rite Aid Pharmacy.

Dan Vogel moved to make a motion to rezone the parcel of property at 7505 Highway 311 from R-1 to B-3. It was seconded by Bill Voyles. The vote was (3) three opposed to rezoning, and (2) two for rezoning.

Doug Eddings asked that we make amotion to table this issue until next month's meeting until we talk to IDOT about the road situation. It was seconded by Doug Reiter. All members present, voted in favor of the motion. There will not another fee to come back to the Board of Planning Commission next month, due to tabling the matter until next month.

Doug Eddings will contact IDOT about this mater. The Board agreed the parcel should be zoned B-3, but need to talk to IDOT about the traffic situation this will create .

Timothy Ruddy asked if we would change the motion and approve the zoning pending on IDOT approval. The Board voted to let motion stand.

Third of the agenda tonight is a request from Scott Shelton to change the zoning of the old movie house at 127 N New Albany Street from B-2 to an R-1 so he can convert the movie house back to a single family residence for rental property.


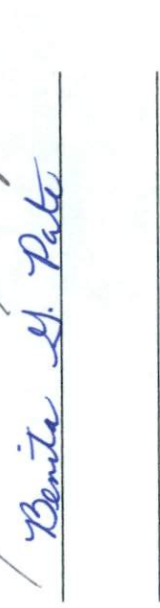
The board felt it would be better to grant a variance for the property. This would be done at the Board of Zoning Appeals Board. Rodney Pate said he would bring it before the Board of Zoning on June 15, and Scott Shelton would not have to be present and the fee would be waived since he already paid to come before the Planning commission.

Doug Eddings made a motion to approve the minutes of the April 13, 1998 meeting. Doug Reiter seconded the motion. All members present, voted in favor of the motion.

A motion was made to enforce and follow the ordinance Sec. 7-31, (Minimum Standards for Exterior Maintenance), of the town of Sellersburg.

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



**Scott Shelton**

3910 Ebenezer Church Road  
Memphis, Indiana 47143  
Home Phone 246-0813

May 04, 1998

**REQUEST FOR A ZONING CHANGE AT 127 NORTH NEW ALBANY STREET**

Dear Sir,

Please be advised that the following legally described real estate will be brought before the Rezoning Commission on May 18th at 6:30pm. I will be requesting a change from the current zoning of B1-light commercial to R1-residential. The meeting will be held at the Town Office located at 316 East Utica Street, Sellersburg in the Council meeting room.

The following legally describes the property:

situated in Clark County, State of Indiana, to-wit:

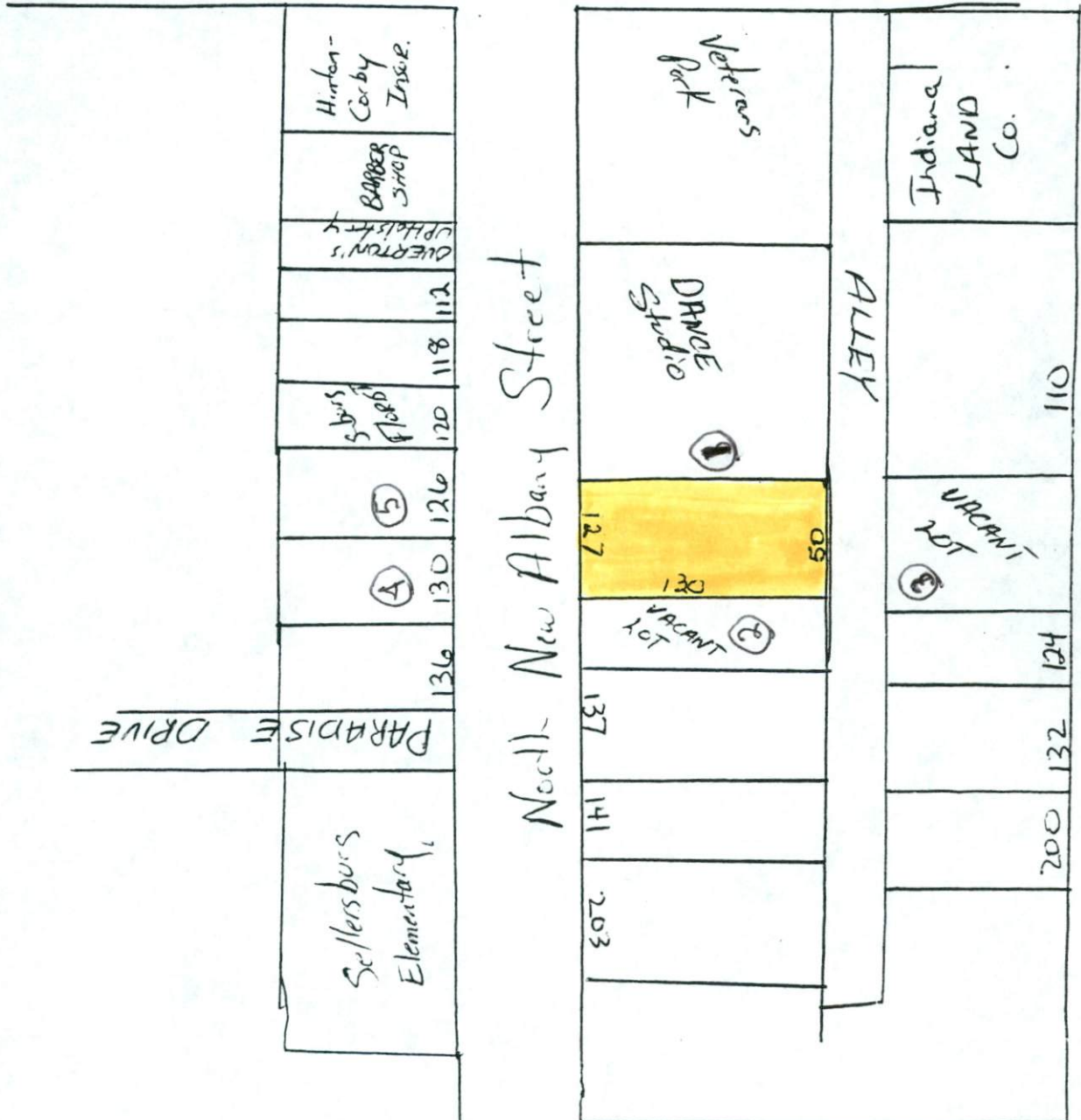
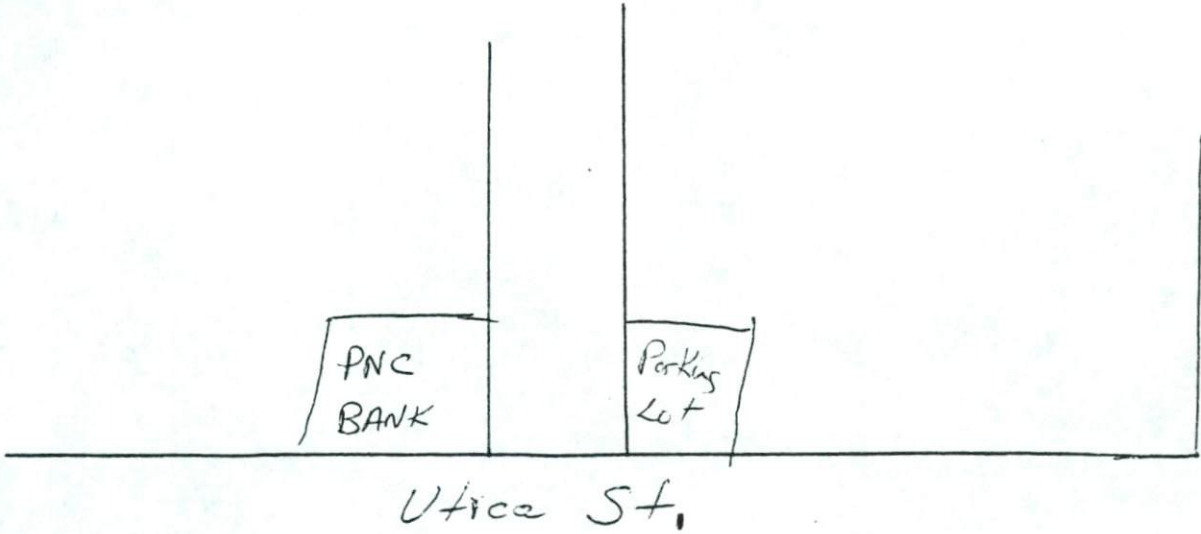
A part of the Illinois Grant No. 110 as described as follows:

Beginning at the North East corner of Clark County Motor Company's property and running fifty feet to the Lot formerly owned by Lawrence Smith now owned by John and Ora Henderson; thence with Henderson's line West One Hundred Thirty feet to Scheller's line; thence South with Scheller's line Fifty feet to Clark County Motor Company's line; thence with Clark County Motor Company's line East One Hundred Thirty feet to the beginning, containing One Sixth of an acre, more or less,

If you have any question or concerns please feel free to contact me at the above number or come to the zoning meeting at the above described address.

Sincerely,

Scott Shelton



INDIANA AVE

St. Paul Street

PNC BANK

Parking Lot

Utica St.

Hirsh-Corby INSUR.

BARBER SHOP

QUERTON'S OPTICIST

112

118

120

Subs Floor

⑤

④

130

136

PARADISE DRIVE

Sellersburg Elementary

North New Albany Street

Veterans Park

DANCE Studio

①

127

130

VACANT LOT ②

137

141

203

ALLEY

Indiana LAND Co.

011

VACANT LOT ③

121

132

202

# List of People Sent Registered Letters

- ① William & Nancy Baumgartner  
109 N. New Albany  
Sellersburg IN 47172
- ② Mike Flemming  
342 North Indiana Ave.  
Sellersburg IN 47172
- ③ Claude J. Meyer  
P.O. Box 67  
Sellersburg IN 47172
- ④ Hollis L. Prather  
130 North New Albany  
Sellersburg IN 47172
- ⑤ Evelyn G. Couch  
9013 Hwy 403  
Charlestown IN 47111

## BOARD OF PLANNING COMMISSION

June 15, 1998

The Board of Planning Commission met on June 15, 1998, at the Sellersburg Town Hall, at 6:30 p.m. Doug Eddings chaired tonight's meeting.

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

**THE FOLLOWING MEMBER WAS ABSENT:** Rodney Pate.

Doug Reiter asked that it be added in the minutes of the May 18, 1998 meeting, that the board members on the Planning Commission, were led to believe from Timothy Ruddy at last month's meeting, that IDOT was in approval on the road cuts proposed on Rite Aid's plans.

Bill Voyles made a motion to approve the minutes of the May 18, 1998 meeting, with Doug Reiter's addition. It was seconded by Doug Reiter. All members present, voted in favor of the motion.

Tim Ruddy and Virgil Bolly were present tonight representing the Rite Aid Pharmacy and Drug Store. They are asking the rezoning of property at 7505 Highway 311, which was tabled from the May 18, 1998 meeting.

Ken Hecker spoke out in favor of the rezoning of the parcel of land at 7505 Highway 311, belonging to Dan and Betty Johnson from R-1 to B-3. He said, "that he had no problem with the rezoning and believed in promoting business in the town of Sellersburg."

Police Chief, Dave Kinder, also present, stated he was also for the rezoning of this property and there was no more traffic there, than any other place.

Timothy Ruddy stated there would be a traffic study by IDOT and the curve cuts would be designed by IDOT.

Virgil Bolly asked that the board reconsider rezoning this property from R-1 to B-3.

Also, a letter was submitted to the board of planning commission by Mark Ball, also in favor of the rezoning. A copy of this letter is attached to the minutes.

Most members of the board wanted to state that the rezoning of the property was not a problem, but they were under the impression IDOT had gave permission for the proposed road cuts for the Rite Aid Pharmacy presented at last months meeting. The board felt they should contact IDOT and state their concerns on the safety

aspect of the proposed Rite Aid project. Also, Doug Eddings, also a member of the Sellersburg Town Board stated that when Hunter Station Project was first developing, IDOT asked the local municipality government not to support any road cuts less than 1000 feet from a major intersection.

Bill Voyles made amotion to approve the rezoning of the parcel of land at 7505 Highway 311, belonging to Dan and Betty Johnson, from R-1 to R-3, with the recommendation to use the Heritage Square and Hunter Station entrances and exits. It was seconded by Dan Vogel. All members present, voted in favor of the motion.



Concern was expressed by board member Dan Vogel on some maintenance problems on yards in Sellersburg. The Building Inspector Bob Stewart said heis already spending 9 a.m. to 12:00 p.m in the office during the week, Monday through Friday and afternoons are used for inspections and paper work. He has not had time to investigate who owns these properties and need to go to the court house to look up property owners. Bill Voyles said he would go to the courthouse and try to look up these owners for Bob.

Doug Eddings asked that we leave the ordinance Sec 7-31 "Minimum Standards for Exterior Maintenance," as it is, and let Perry McCall the Sellersburg town attorney, address the property owners, who are maintenance violators, that cannot be located.

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

Submitted by: Benita Pate, Secretary

  
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June 15, 1998

Sellersburg Plan Commission  
Sellersburg, IN 47172

Chairman and board members:

I have reviewed the plans for the Rite-Aid development at State Road 60 and 311 in Hamburg. It is our opinion that the entrances will not be detrimental to providing fire protection for this site and for the area surrounding it.

Sincerely,

Sellersburg Volunteer Fire Department

A handwritten signature in cursive script that reads "Mark Ball".

Mark Ball, CEO

**BOARD OF PLANNING COMMISSION**

July 20, 1998

The Board of Planning Commission met on July 20, 1998, at the Sellersburg Town Hall at 6:30 p.m. Rodney Pate chaired tonight's meeting.

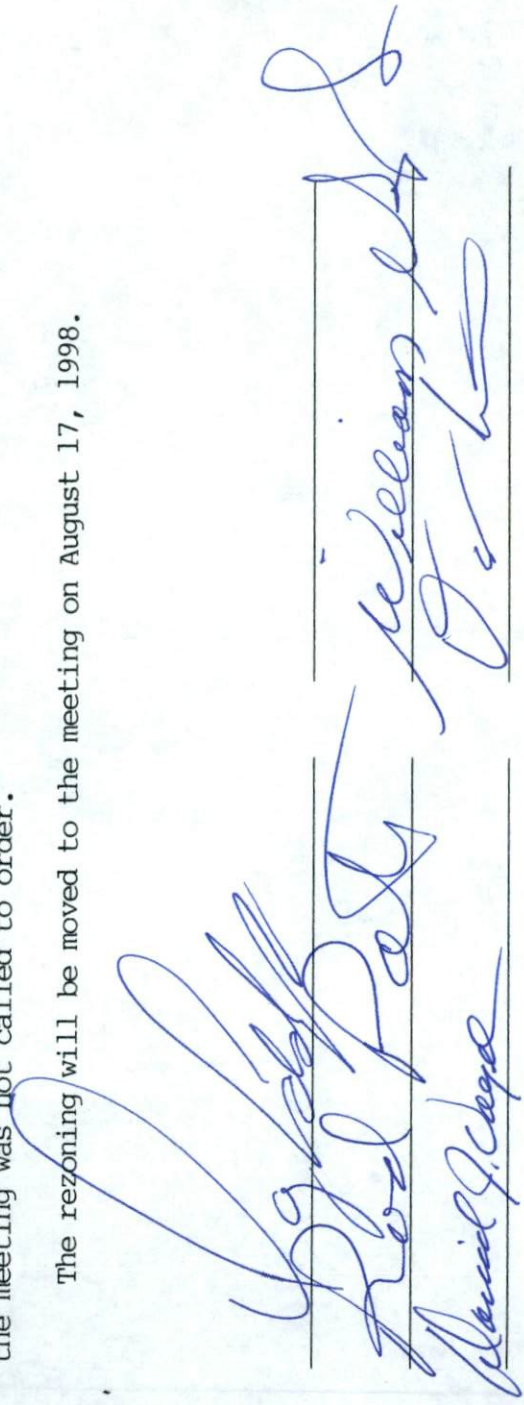
**THE FOLLOWING MEMBERS WERE PRESENT:** Rodney Pate, Benita Pate, Doug Reiter, and Boz Adams filling in for Bob Stewart, the Sellersburg Building Inspector while he was on vacation.

**THE FOLLOWING MEMBERS WERE ABSENT:** Doug Eddings, Bill Voyles, and Dan Vogel.

Tonight, Virgil Bolly was representing SWD, Inc. for rezoning of Lots 7409, 7411, and 7419 on Highway 311, from R-1 to B-3(General Business). The lots lie in the same block as Dan Johnson's property at Highway 311 and S. R. 60.

Due to the absence of three board members, there was not a quorum so the meeting was not called to order.

The rezoning will be moved to the meeting on August 17, 1998.

  
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BOARD OF PLANNING COMMISSION

August 17, 1998

The Board of Planning Commission met on August 17, 1998, at the Sellersburg Town Hall, at 6:30 p.m.

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

Tonight, Virgil Bolly is representing SWD, Inc. for rezoning of Lots 7409, 7411, and 7419 on Highway 311, from R-1 to B-3 (General Business). This property will be developed in a commercial nature.

The legal notices and certified letters were taken care of before the July 20th meeting. Due to not having a quorum that meeting was postponed until tonight.

Doug Reiter made a motion to rezone Lots 7409, 7411, and 7419 to B-3, (General Business). It was seconded by Doug Eddings. All members present, voted in favor of the motion.

Other property owners were present tonight having property in this same area along Highway 311.

The general consensus of the board was that the remaining property owners with property adjacent to property zoned tonight, do not have to submit general plans along with their request of rezoning, as normally is required.

Dan Vogel made a motion to approve the minutes of the July 20th and June 15th meeting. It was seconded by Doug Reiter. All other members, in favor.

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

  
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**BOARD OF PLANNING COMMISSION**

**September 21, 1998**

The Board of the Planning Commission met on September 21, 1998, at the Sellersburg Town Hall, at 6:30 p.m.

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

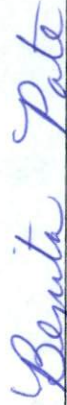
**THE FOLLOWING MEMBERS WERE ABSENT:** Dan Vogel, Rodney Pate, and Bill Voyles.

Tonight a request for a zoning change for property Keith Alexander has at 373 Popp Ave to construct one duplex housing unit. The property is presently zoned R-1. The request is to change to R-2 (One and Two Family Residence).

Due to absence of three members being out of town and ill, the board did not have a forum to have a meeting. This zoning matter will be postponed until the October 19, 1998 meeting.

Submitted by: Benita Pate  
Secretary

**TOWN OF SELLERSBURG**  
**CODE ENFORCEMENT DIVISION**  
**OFFICE OF BUILDING COMMISSIONER**

**P.O. BOX 82**

**SELLERSBURG, IN 47172-0082**

**PHONE 812-246-7239**

**FAX 812-246-7240**

**AUG. 17, 1998**

**TO: TOWN COUNCIL MEMBERS**  
**PLANNING & ZONING COMMISSION**  
**BOARD OF ZONING APPEALS**

There are several commercial development projects either under way or in serious planning stages. I hope this information will help bring you up to date on the plans that are being made in our community.

1. St. Paul's Church Activity Building is now under construction with footers being poured.
2. At Ivy Tech, a library addition is now underway. The footers are now being poured. This addition is on the I-65 side of the present structure.
3. Waffle House is interested in a restaurant on US 31, (South Indiana Ave.) between Swifty and the Sellersburg Liquors.
4. Sonic is considering a drive-in restaurant on Hwy 311 just past Dr. Jenkins office at Old S.R. 60.
5. Heritage Properties is doing land development behind Jay C. Foods. Grading is being done according to owner James Brown to take advantage of an opportunity from the Telephone Cable Company to relocate their fiber optic lines to the property fringe lines. Currently the lines were running across the middle of the property and did not work out with any future plans to develop the property. Building plans have not been formulated but it would appear that space for a large retail store is a possibility. Also, there could be a possible office "Strip" area on the Old S.R. 60 side across from Vocario's restaurant. This entire project is still very much in the planning stage but has generated considerable public interest due to the large amount of dirt being moved.

Aug. 17, 1998 page 2.

6. On Development Way, Near the wastewater treatment plant, Footers are being poured for a new Industrial plant called Alternative Packaging, Inc. This will be directly behind Team Contracting. This new company will be a small plant that makes plywood reels for stip type products. The company currently operates from a site in eastern Jefferson County Kentucky near the Ford Truck plant.
7. Maple Manor, Adult Division is constructing an addition to the Nursing Home side on the rear near I-65. Footers are now being dug.
8. Cracker Barrel is scheduled to open on Sept. 21st.
9. The Comfort Inn on Enterprise Way is under way again.
10. To my knowledge, RiteAid is still waiting for an opinion from IDOT on the drive-way off of Hwy 60.
11. A petition for a Variance on a mobile or portable temporary office will be presented at the meeting on this date. This is for an Auto Sales Lot at the site of the Old Sellersburg Lumber store on South Indiana Ave.

As further development occurs, I will try to write frequent memos such as this to keep you informed of pending projects as early as the information is submitted to me. I hope you find this helpful. If you have questions, please feel free to ask.

Yours in community service,

Bob Stewart

TOWN OF SELLERSBURG  
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

Notice is hereby given that Daniel F. Johnson and Betty Jean Johnson, husband and wife, have 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 R-1 Single Family Residences to B-3 General Business, to-wit:

A part of Survey No. 88 of the Illinois Grant, Clark County, Indiana, bounded as follows: Beginning at a point in the center line of State Highway No. 31-W, 359.245 feet Southwest from an iron pin in the center of State Highway No. 31-W, said iron pin being South 54 deg. 20' West 2350.92 feet from the North line of Survey No. 88 of the Illinois Grant; running thence North 64 deg. 50' West 196.3 feet, more or less, to the North line of W. D. Straw's land; thence North 54 deg. 22' East along the North line of W. D. Straw's land 425 feet, more or less, to an iron pin in the center of State Highway No. 31-W (said iron pin being South 54 deg. 22' West 2350.92 feet from the North line of said survey No. 88); thence South 23 deg. 13' West 297.99 feet to an iron pin in the center of State Highway No. 31-W; thence South 25 deg. 10' West 60.955 feet to the Place of Beginning, containing 0.89 acre, more or less.

The street address of the property, which is the subject of the petition is 7505 State Road 311, Sellersburg, IN 47172.

All persons are hereby notified that a public hearing will be held on Monday, May 18, 1998, at 6:30 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 6th day of May, 1998.

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President, Town of Sellersburg  
Planning and Zoning Commission

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

TOWN OF SELLERSBURG  
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

Notice is hereby given that Keith E. Alexander 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 R1 to R2, to-wit:

Being Lots Numbers Fourteen (14) and Fifteen (15) in Block Number four (4) of Edward Dold and Magdalena Popp's Addition to the Town of Sellersburg, as recorded in Plat Record number 3, page 70, in the office of the Recorder of Clark County, Indiana.

The street address of the property, which is the subject of the petition is 373 Popp Avenue, Sellersburg, IN 47172.

All persons are hereby notified that a public hearing will be held on Monday, September 21, 1998, 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 28 day of August, 1998.

To be published in the Evening News and Clark County Journal ten days prior to meeting date.

**TOWN OF SELLERSBURG**  
**CODE ENFORCEMENT DIVISION**  
**OFFICE OF BUILDING COMMISSIONER**  
**P.O. BOX 82**

**PHONE 812-246-7239**      **SELLERSBURG, IN 47172-0082**  
**FAX 812-246-7240**

SEPT. 11, 1998

TO: PLANNING AND ZONING COMMISSION  
RE: PETITION TO REZONE PROPERTY ON POPP AVE.

For your September meeting (9-21-98) we have one matter on the agenda. Keith Alexander is requesting the change of Zoning for property he has purchased at 373 Popp Ave to construct one duplex housing unit. This is presently Zoned R-1. The request is to change this to an R-2 (One and Two Family Residence).

Enclosed is supporting data to help to understand the layout of the subdivision. Much of the neighborhood is rental property.

If you have any questions, please feel free to call me.

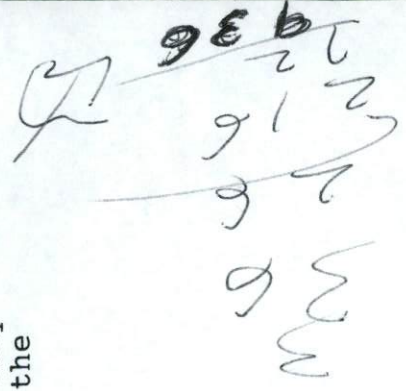
Yours in community service,

Bob Stewart



Special Note: In consideration of your assistance with the development of the Cracker Barrel Property, I have submitted your name for invitation for the free preview breakfast on Sept. 19th. You should have received a card from Cracker Barrel by now and they request your RSVP them at the number listed on the bottom of the card. Hope to see you there.

Bob



TOWN OF SELLERSBURG  
PLANNING AND ZONING COMMISSION

Notice is hereby given that Kenneth and Karen Alexander filed a petition with the Town of Sellersburg Zoning, Appeal Board, requesting a variance for the purpose of building a 30 X 30 Pole Building (Garage) in Sellersburg, Clark County, Indiana.

Being Lot 1 of the Glenhelen Park Addition to the town of Sellersburg, as recorded in Plat Book 3, page III, in the office of the recorder of Clark County, Indiana.

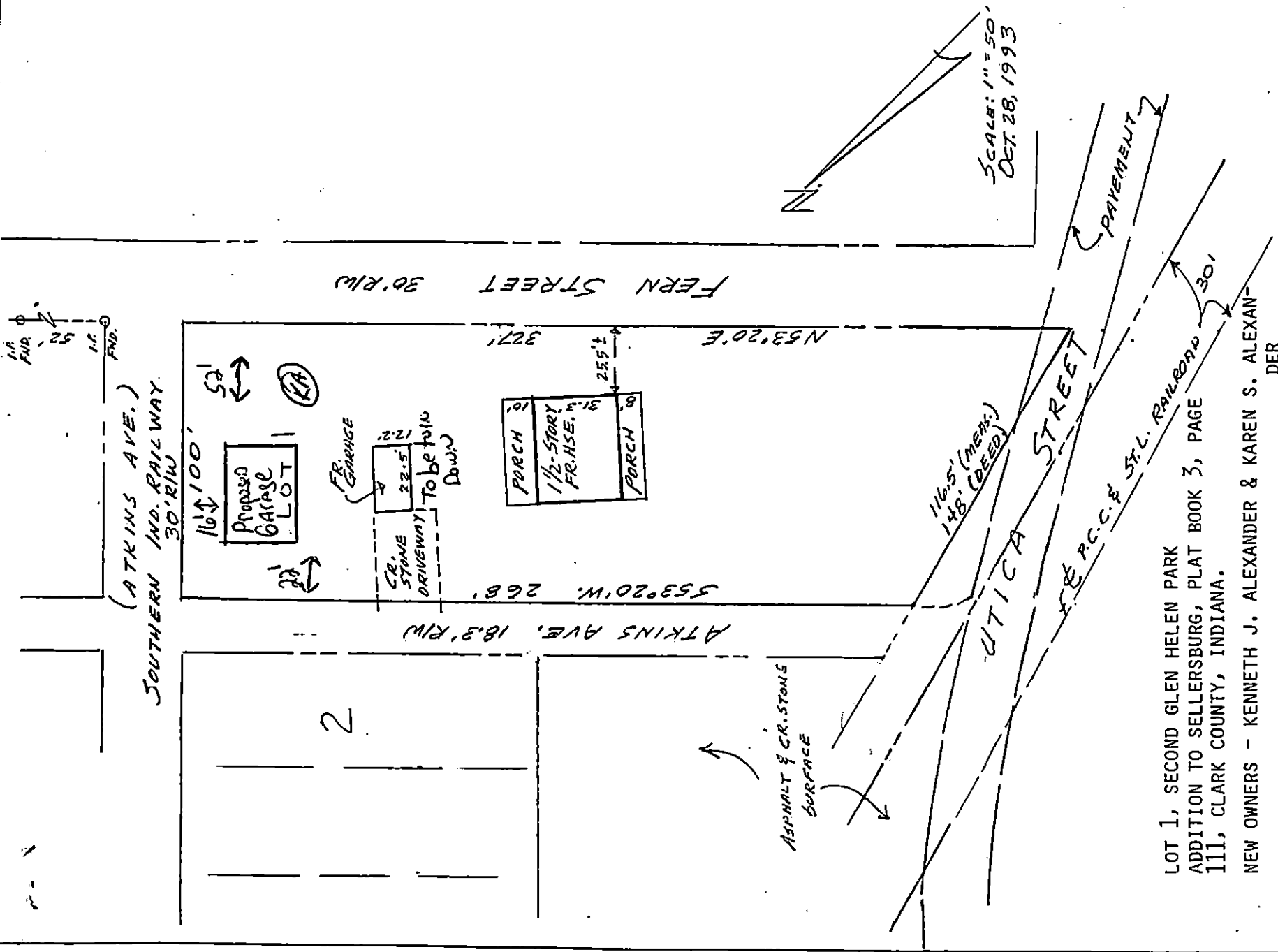
The street address of the property which is the subject of the petition is 701 E. Utica, Sellersburg, IN. 47172.

All persons are hereby notified that a public hearing will be held on Monday, September 21, 1998, at 6:00 o'clock P.M. E.D.T., in the Meeting Room of the Sellersburg Town Hall, 316 E. Utica, Sellersburg, In. 47172, to consider said request.

A copy of the petition and drawings are available for inspection at the Town Hill, 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 6th day of September , 1998.

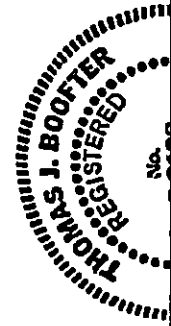
TO BE PUBLISHED IN THE EVENING NEWS AND CLARK COUNTY JOURNAL TEN DAYS  
PRIOR TO MEETING DATE.



LOT 1, SECOND GLEN HELEN PARK  
 ADDITION TO SELLERSBURG, PLAT BOOK 3, PAGE  
 111, CLARK COUNTY, INDIANA.

NEW OWNERS - KENNETH J. ALEXANDER & KAREN S. ALEXAN-  
 DER

PROPERTY ADDRESS - 701 EAST UTICA STREET., SELLERSBURG, IN. 47172



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPERTY LINES,  
 EASEMENTS, AND IMPROVEMENTS EXIST AS SHOWN ON THIS DRAWING. I FURTHER CERTIFY THAT  
 THIS LOCATION REPORT AND THE INFORMATION SHOWN HEREON MEETS OR EXCEEDS THE  
 MINIMUM REQUIREMENTS AS ADOPTED BY THE INDIANA SOCIETY OF PROFESSIONAL LAND



**BOARD OF PLANNING COMMISSION**

October 19, 1998

The Board of Planning Commission met on October 19, 1998, at the Sellersburg Town Hall, at 6:30 p.m. Rodney Pate, chaired tonight's meeting.

**THE FOLLOWING MEMBERS WERE PRESENT:** Doug Reiter, Rodney Pate, Dan Vogel, Doug Eddings, Benita Pate, Bobb Stewart, the Sellersburg Building Inspector.

**THE FOLLOWING MEMBER WAS ABSENT:** Bill Voyles

Keith Alexander is present tonight for the second month in a row to request a zoning change. Last month there was not a quorum.

The property he has purchased is located at 367 Popp Avenue. He would like to construct one duplex housing unit. It is presently zoned R-1. The request is to change it to an R-2.

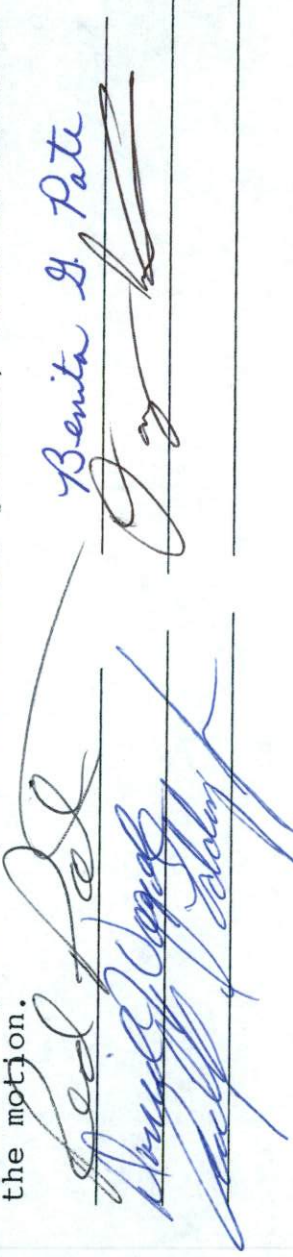
He has sent his certified return receipt letters out to adjoining neighbors for notification for the second month in a row.

Alot of discussion went on by neighbors against this zoning. Their main concern was increasing drainage and flooding problems, if any construction was done on this piece of property.

Doug Reiter made a motion to approve the zoning change to R-2 from R-1 on the property located at 367 Popp Avenue. It was seconded by Benita Pate. Two board members, (Doug Reiter and Benita Patel), voted "yes" to the motion. Two board members, (Dan Vogel and Doug Eddings), voted "no" to the motion. The tie was broken by chairman, Rodney Pate, which was a "no." The motion was not passed.

Dan Vogel made a motion to approve the minutes of the August and September 1998 meetings. It was seconded by Doug Reiter. All members voted in favor of the motion.

Doug Reiter made a motion to close the meeting and it was seconded by Dan Vogel. All members present, voted in favor of the motion.

  
Benita Pate  
Doug Reiter  
Rodney Pate

6

I don't mind living next to the duplexes on Popp street. I've had no problems from them since they were built in the neighborhood. I think they look nice and are well maintained.

William Stewart  
Wendell R. Karame  
Dwight Karame  
Michael M. Kishin  
John Hamilton

I do not like living next to the duplexes. I wish they were never built.

I have no opinion one way or the other.

**BOARD OF PLANNING COMMISSION**

November 16, 1998

The Board of Planning Commission met on November 16, 1998, at the Sellersburg Town Hall, at 6:30p.m. Rodney Pate, chaired tonight's meeting.

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

**THE FOLLOWING MEMBERS WAS ABSENT:** Bill Voyles

Paul Primavera was present tonight to request for Everett Sprigler to rezone a parcel of land joining his new subdivision Lakeside Estates and also next to Forrest Estates on the South side.

This parcel of property, about seven acres, was recently annexed to the town of Sellersburg by the Sellersburg Town Council at the request of Mr. Sprigler.

The property is currently zoned Agriculture. Mr. Sprigler is requesting a zoning change to single family residential. He wants to expand the Lakeside Estates Subdivision with access only through the Lakeside Drive. It is not the intention of the developer to open up the road to Forrest Estates. This was concern of two individuals present at tonight's meeting.

The council would like to encourage easement on the road for future fire service. This would be a valuable asset in the future.

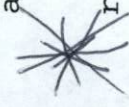
A motion was made by Dan Vogel to approve the rezoning of the parcel of land lying next to the new subdivision, Lakeside Estates to R-1 (Single Family Residential), from Agriculture with a recommendation to be taken in consideration for an easement for the future on road connecting Forrest Estates for fire service, in the planning of the subdivision. It was seconded by Doug Eddings. All members present, voted in favor of the motion.

Doug Reiter made a motion to approve the minutes of the October 19, 1998 meeting. It was seconded by Doug Eddings. All members present, voted in favor of the motion.

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

**TOWN OF SELLERSBURG**  
**CODE ENFORCEMENT DIVISION**  
**OFFICE OF BUILDING COMMISSIONER**  
**P.O. BOX 82**

**SELLERSBURG, IN 47172-0082**

**PHONE 812-246-7239**

**FAX 812-246-7240**

NOV. 12, 1998

TO: MEMBERS, PLANNING & ZONING COMMISSION  
TOWN OF SELLERSBURG

FROM: BOB STEWART  
OFFICE OF CODE ENFORCEMENT  
TOWN OF SELLERSBURG

For your scheduled meeting on Nov. 16, 1998, there is one matter on the agenda.

We have a request from Everett Sprigler to rezone a parcel of land lying next to his new Subdivision, Lakeside Estates and also next to Forrest Estates on the south side.

This parcel of property, about seven acres, was recently annexed to the Town of Sellersburg by the Town Council at the request of Mr. Sprigler.

The property is currently zoned Agricultural. Mr. Sprigler is requesting a zoning change to Single Family Residential. He wants to expand the Lakeside Estates Subdivision with access only through the current Lakeside Drive.

I am enclosing a partial map of that section of town and have shaded the proposed site in Blue. For your information, this is from an older Zoning map and does not reflect the current Lakeside Estates subdivision.

Respectfully,



Bob Stewart

APPLICATION NO. 980186

DATE RECEIVED 10/28/98

APPLICATION FOR ZONING CHANGE APPROVAL TO TOWN OF  
SELLERSBURG PLANNING COMMISSION AND TOWN COUNCIL

NAME OF APPLICANT EVERETT SPRIGLER

ADDRESS 214 E. ELM ST., NEW ALBANY, IN. 47150

PHONE NO. 812 944-4110

SUBDIVIDER'S REPRESENTATIVE AND REGISTERED LAND SURVEYOR

NAME: EVERETT SPRIGLER PAUL PRIMAVERA

ADDRESS: 214 EAST ELM STREET P. O. BOX 123

NEW ALBANY, IN. 47150 CORYDON, IN 47112

PHONE: 812 944-4110 812 738-4124

I hereby make application for a change in zoning from Agricultural (A District) to  
Single Family Residences (R-1 District). I am the equitable owner of the real estate  
included in said subdivision.

(LEGAL DESCRIPTION ATTACHED HERETO)

Area in acres 7.60

Date of Commission hearing November 16, 1998

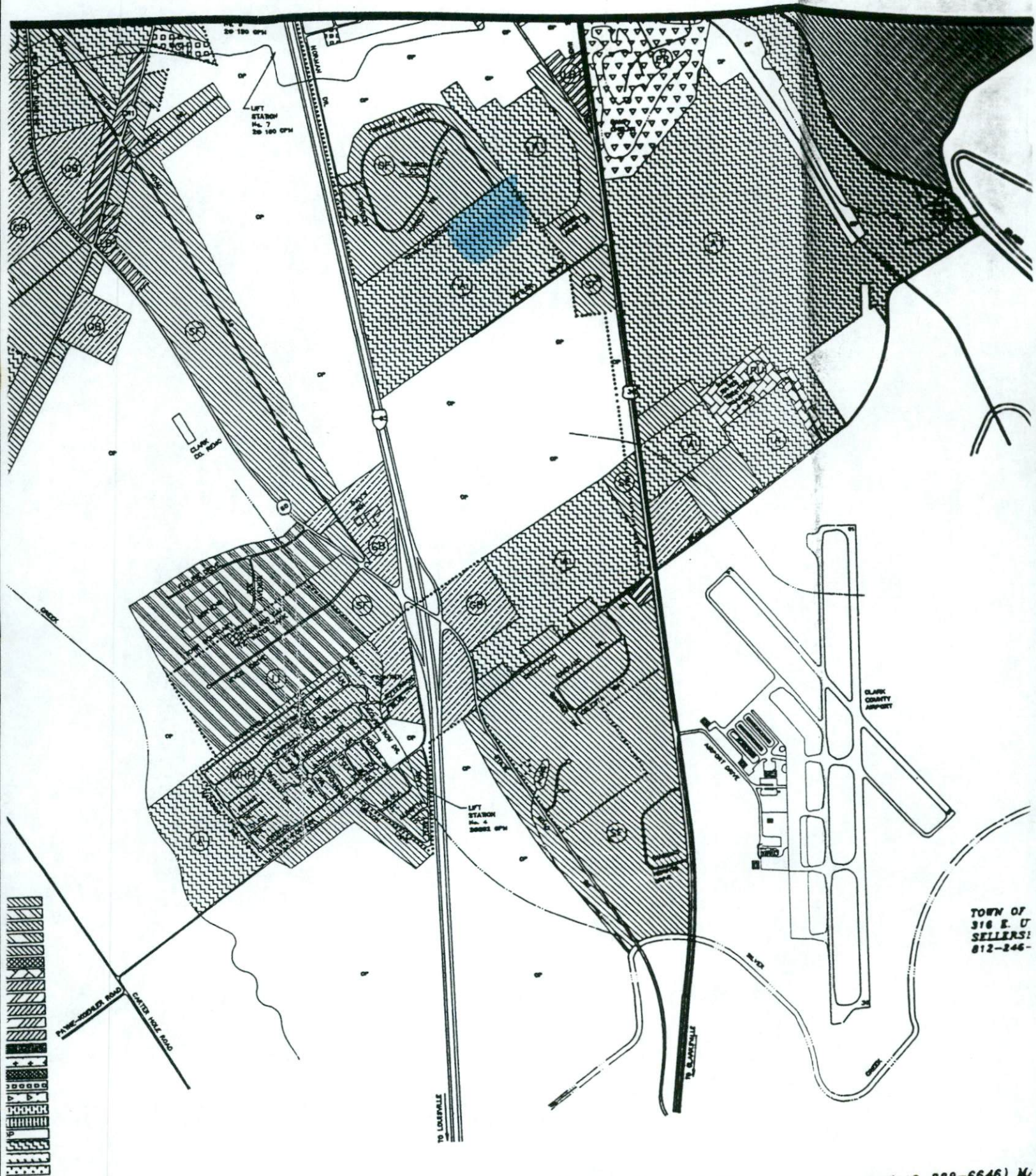
Fee of \$ 100.00 received from applicant.

Everett Sprigler

Signature (Applicant)

Oct. 22 1998

Date



MAP PREPARED BY: JACOBI, TOOMBS & LANZ, INC. 120 BELL AVE. CLARKSVILLE, INDIANA 47129 (812-288-6646) M.



PAUL PRIMAVERA & ASSOCIATES, INC.  
REGISTERED ENGINEERS & LAND SURVEYORS  
301 EAST CHESTNUT ST., CORYDON

P.O. BOX 123  
CORYDON, INDIANA 47112

PHONE 738-4124  
FAX 738-6740

A public hearing will be held on Monday, November 16, 1998 at 6:00 PM local time by the Sellersburg Planning Commission at the Sellersburg Town Hall for the purpose of changing the zoning from Agricultural (A District) to Single Family Residences (R-1 District) on property described as part of Survey #89 of the Illinois Grant, Silver Creek Township in Clark County, Indiana, and more particularly described as follows:

Commencing at a stone marking the Eastern corner of Grant #88 and the West line of Grant #89, thence North  $34^{\circ}-22'-35''$  West along the line dividing Grants #88 and #89, a distance of 1194.97 feet to a stone, thence leaving the Grant line North  $54^{\circ}-52'-56''$  East a distance of 1608.06 feet to an iron pin, said point being the true place of beginning of the tract herein described, thence continuing North  $54^{\circ}-52'-56''$  East 471.71 feet to a stone, thence South  $34^{\circ}-57'-24''$  East 663.48 feet, thence South  $55^{\circ}-50'-44''$  West 532.83 feet, thence North  $29^{\circ}-37'-38''$  West 657.54 feet, to the point of beginning, containing 7.60 Acres, more or less.



PAUL PRIMAVERA & ASSOCIATES, INC.  
REGISTERED ENGINEERS & LAND SURVEYORS  
301 EAST CHESTNUT ST., CORYDON

P.O. BOX 123  
CORYDON, INDIANA 47112

PHONE 738-4124  
FAX 738-6740

A public hearing will be held on Monday, November 16, 1998 at 6:00 PM local time by the Sellersburg Planning Commission at the Sellersburg Town Hall for the purpose of changing the zoning from Agricultural (A District) to Single Family Residences (R-1 District) on property described as part of Survey #89 of the Illinois Grant, Silver Creek Township in Clark County, Indiana, and more particularly described as follows:

Commencing at a stone marking the Eastern corner of Grant #88 and the West line of Grant #89, thence North  $34^{\circ}-22'-35''$  West along the line dividing Grants #88 and #89, a distance of 1194.97 feet to a stone, thence leaving the Grant line North  $54^{\circ}-52'-56''$  East a distance of 1608.06 feet to an iron pin, said point being the true place of beginning of the tract herein described, thence continuing North  $54^{\circ}-52'-56''$  East 471.71 feet to a stone, thence South  $34^{\circ}-57'-24''$  East 663.48 feet, thence South  $55^{\circ}-50'-44''$  West 532.83 feet, thence North  $29^{\circ}-37'-38''$  West 657.54 feet, to the point of beginning, containing 7.60 Acres, more or less.



APPLICATION NO. 980186

DATE RECEIVED 10/28/98

APPLICATION FOR ZONING CHANGE APPROVAL TO TOWN OF  
SELLERSBURG PLANNING COMMISSION AND TOWN COUNCIL

NAME OF APPLICANT EVERETT SPRIGLER

ADDRESS 214 E. ELM ST., NEW ALBANY, IN. 47150

PHONE NO. 812 944-4110

SUBDIVIDER'S REPRESENTATIVE AND REGISTERED LAND SURVEYOR

NAME: EVERETT SPRIGLER PAUL PRIMAVERA

ADDRESS: 214 EAST ELM STREET P. O. BOX 123

NEW ALBANY, IN. 47150 CORYDON, IN 47112

PHONE: 812 944-4110 812 738-4124

I hereby make application for a change in zoning from Agricultural (A District) to  
Single Family Residences (R-1 District). I am the equitable owner of the real estate  
included in said subdivision.

(LEGAL DESCRIPTION ATTACHED HERETO)

Area in acres 7.60

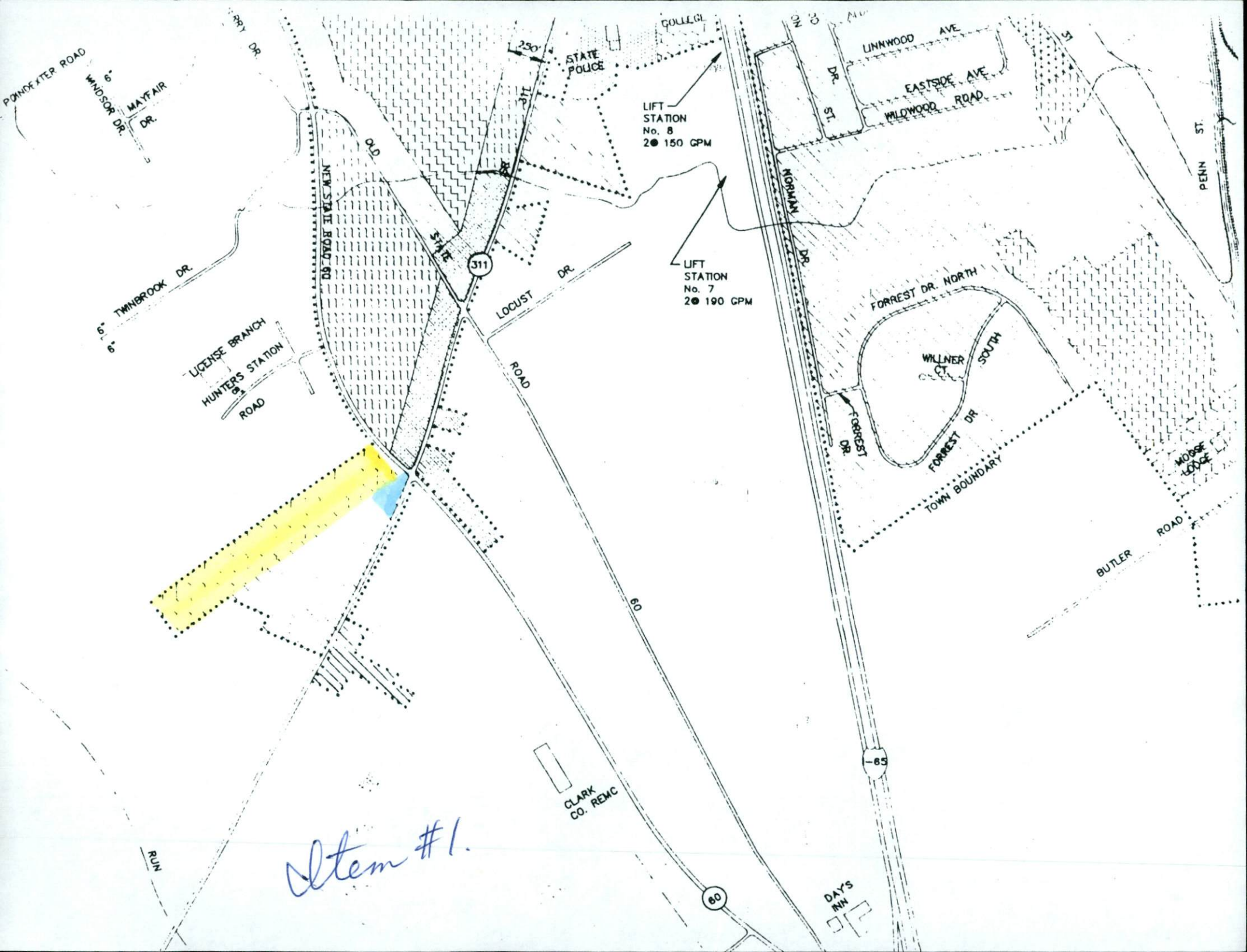
Date of Commission hearing November 16, 1998

Fee of \$ 100<sup>00</sup> received from applicant.

Everett Sprigler

Signature (Applicant)

Oct 22 1998  
Date



*Item #1.*

BOARD OF PLANNING COMMISSION

December 21, 1998

The Board of Planning Commission met on December 21, 1998, at 6:30p.m. at the Sellersburg Town Hall. Rodney Pate, chaired tonight's meeting.

**THE FOLLOWING MEMBERS WERE PRESENT:** Rodney Pate, Tony Bennett, Dan Vogel, Benita Pate, Doug Eddings, Bill Voyles, Doug Reiter, and Bob Stewart, the Sellersburg Building Inspector.

Dan Vogel made a motion to approve the minutes of the November 16, 1998 meeting, as written and it was seconded by Tony Bennett.

Keith Alexander has filed a petition with the Town of Sellersburg Planning and Zoning Commission, requesting to rezone the property at 367 Popp Avenue from R-1 to R-2.

Keith Alexander has presented this same petition at the October 19, 1998 meeting. Since then, drainage problems have been addressed and are going to be alleviated. Also, Keith has worked out some other details with the adjoining neighbor, Mrs. Jones, at 363 Popp Avenue.

Doug Eddings made a motion to approve the zoning change to R-2 from R-1 on the property located at 367 Popp Avenue. It was seconded by Doug Reiter. All members present, voted in favor of the motion.

Doug Eddings made a motion to close the meeting, and it was seconded by Tony Bennett. All members present, voted in favor of the motion.

*Rod Pate*

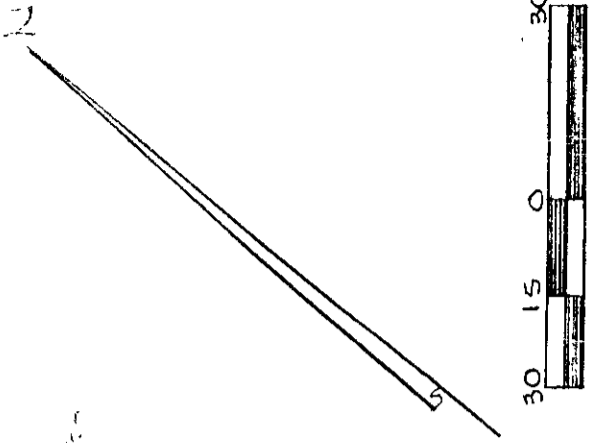
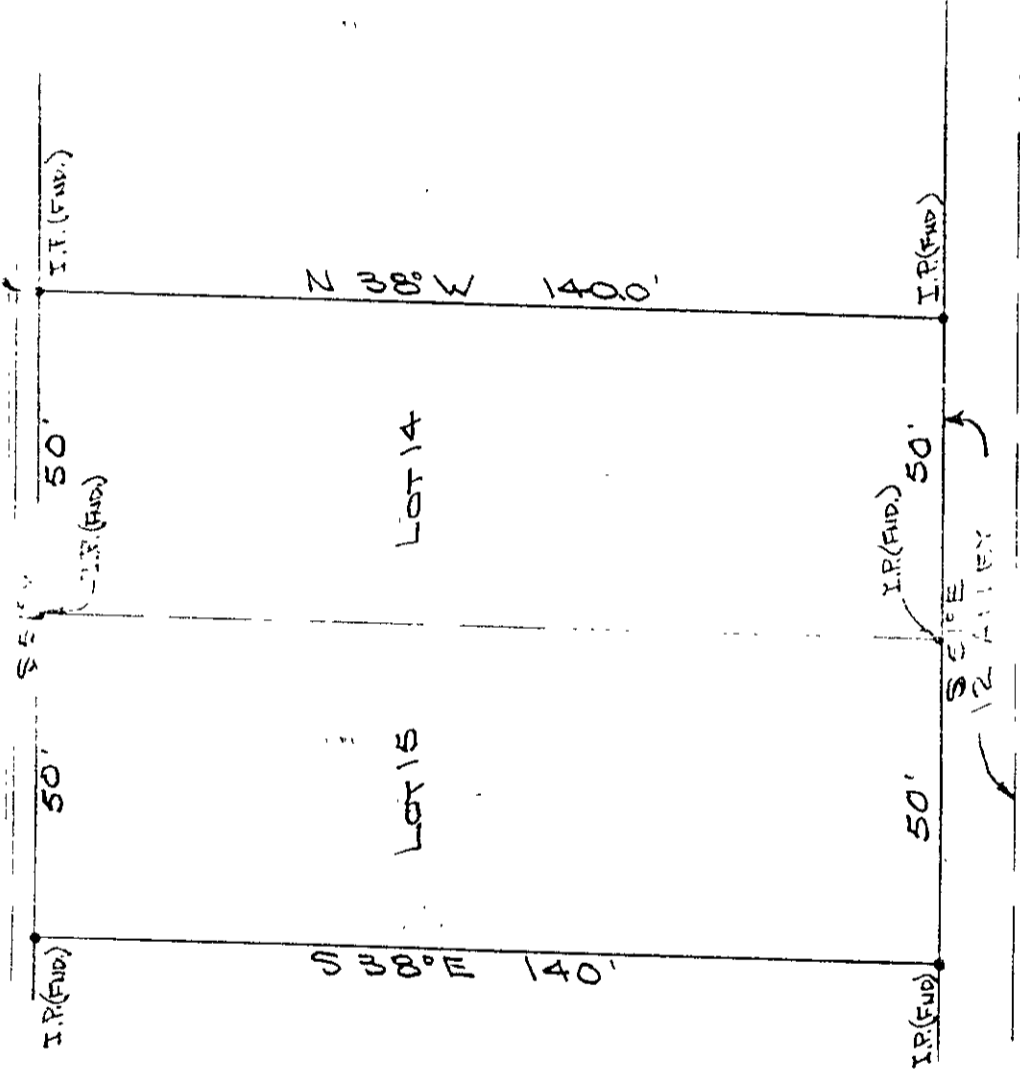
Submitted by; Benita Pate  
Secretary

*Benita Pate*

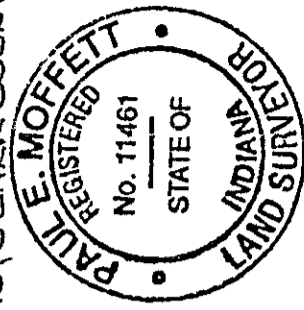
*Rod Pate*

*Benita Pate*

Exhibit Court



LOTS 14 & 15, BLOCK 4,  
 DOLD & POFF ADDITION,  
 P.B. 3, P. 10, CLARK COUNTY



*Paul E. Moffett*

SURVEYED: JULY 17, 1998

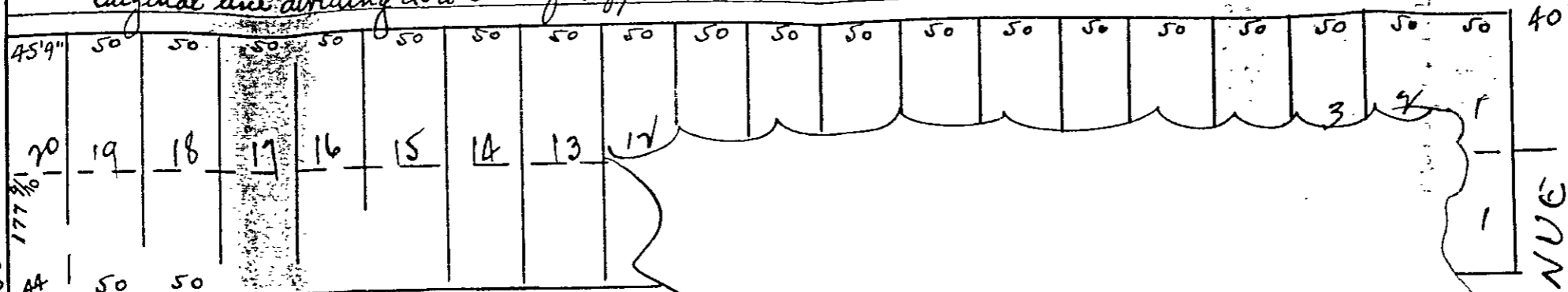
FOR: KEITH ALEXANDER

JOB NO. 98205

Original line dividing Lots 5 & 6 of Popp's estate

S. 51° W

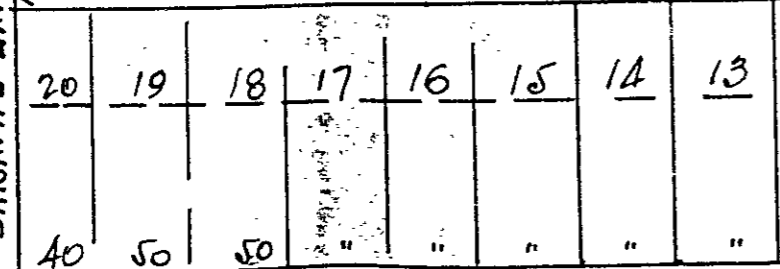
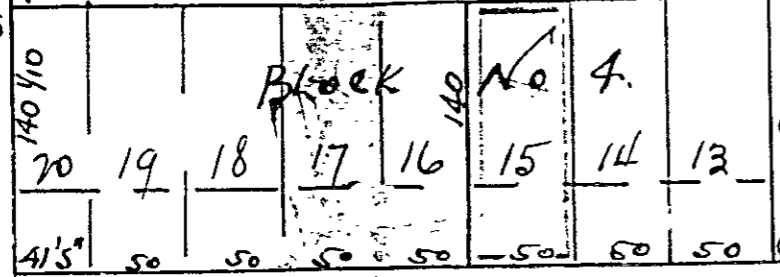
S. 38° 50' E



POPP STREET

Block No 4.

ORIGINAL LINE

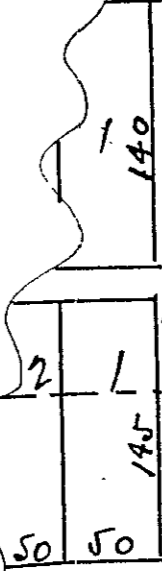


Fern Street

Original line dividing Popp's estate and Ebermann's Land

A SKETCH Copied FROM THE PLAT of Popp v DOLB'S SUBDIVISION PLAT BOOK 3 p. 70

DOLB AVENUE



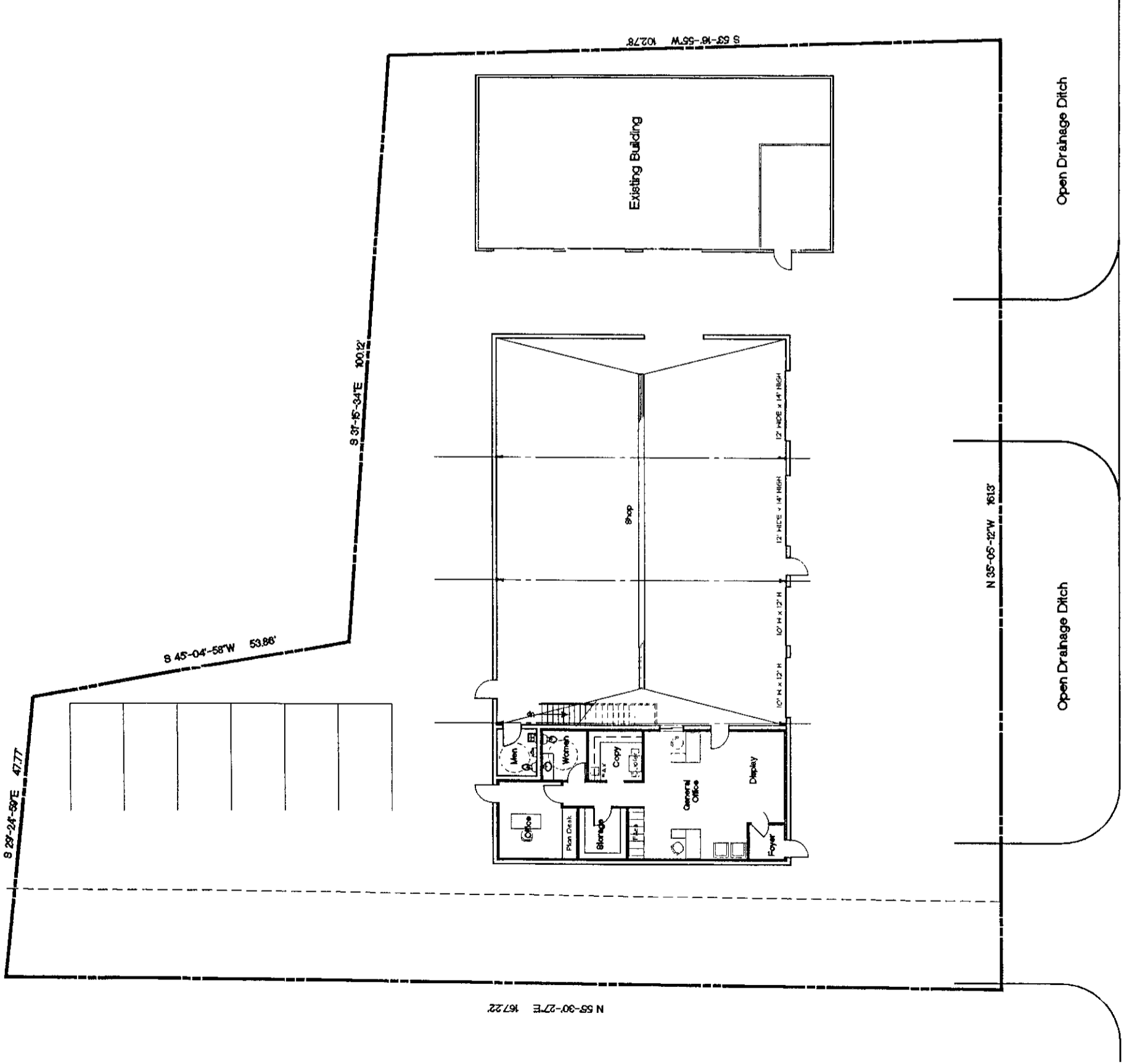
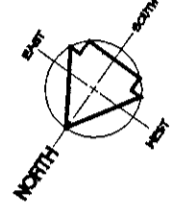
N 51° 23' E

Proposed Building  
**Grangier Glass Co.**  
 Sellersburg, Indiana

**Kovert Hawkins**

LAND SURVEYORS

630 Walnut Street • Jeffersonville, Indiana 47130 • 812 282 9554 • Fax: 812 282 9171



Indiana Avenue (U.S. Highway 31)

**Site Plan**