

**SELLERSBURG PLAN COMMISSION  
(AKA SELLERSBURG PLANNING & ZONING COMMISSION)**

**January 21, 2002**

Chairman Douglas J. Reiter called the meeting to order at 6:30 P.M. Present were members: Douglas J. Reiter, Chairman, Thomas L. Schuster, Vice-Chairman, W. A. "Woody" Bailey, Nancy J. Casteel, William K. Voyles, Louis R. Imhof, Jr. and Danny F. Yost. Also present were Sellersburg Building Commissioner Nathan Grimes and Secretary David L. Kinder.

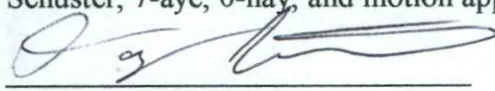
Nathan Grimes advises that the Post Office has advised that the Plan Commission assigns street numbers to homes in new subdivision. The Plan Commission needs to assign these numbers to the Equestrian (Lakes) Estates Sub-division, with even on the right and odds on the left, starting with four digit numbers in the thousands. We have 18 lots to designate digits.

Lot 14 will be 1007, lot 13 will be 1009, lot 12 will be 1011, lot 1 will be 1010 and then the numbers will line up. Basically you are losing 1008. If he ever tears down the horse barn then it can be 1008. So lot number 1 is 1010, lot 6 is 1020, lot 14 is 1007, and lot 7 is 1021 and that lines everything up. Motion by Louis R. Imhof, Jr. to approve the address numbers for the vacant lots in Equestrian (Lakes) Estates, seconded by William K. Voyles, 7-aye, 0-nay and motion approved.

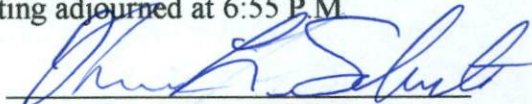
All Commission members wish to be reappoint to the Plan Commission with the Town Council making terms, such as one year appointment, two year, three year and four years.

Louis R. Imhof, Jr. makes a motion to approve the minutes of the December 17, 2001 meeting, seconded by Danny F. Yost, 7-aye, 0-nay, and motion approved.

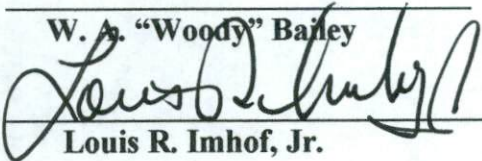
Louis R. Imhof, Jr. makes a motion to adjourn the meeting, seconded by Thomas L. Schuster, 7-aye, 0-nay, and motion approved. Meeting adjourned at 6:55 P.M.



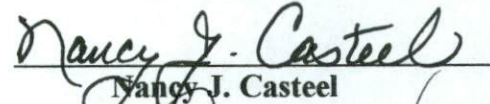
**Douglas J. Reiter**  
Chairperson



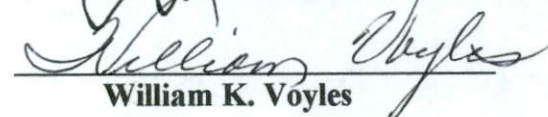
**Thomas L. Schuster**  
Vice-Chairperson

W. A. "Woody" Bailey  


**Louis R. Imhof, Jr.**



**Nancy J. Casteel**



**William K. Voyles**



**Danny F. Yost**



**David L. Kinder**  
Secretary

**SELLERSBURG PLAN COMMISSION  
(AKA SELLERSBURG PLANNING & ZONING COMMISSION)**

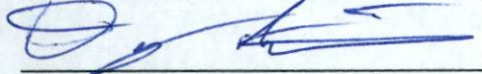
**February 18, 2002**

Chairman Douglas J. Reiter called the meeting to order at 6:40 P.M. Present were members: Douglas J. Reiter, Chairman, Thomas L. Schuster, Vice-Chairman, Nancy J. Casteel, William K. Voyles, and Louis R. Imhof, Jr. Also present were Sellersburg Building Commissioner Nathan Grimes and Secretary David L. Kinder.

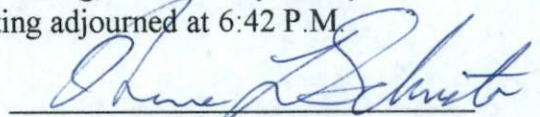
Absent were members W. A. "Woody" Bailey and Danny F. Yost.

Louis R. Imhof, Jr. makes a motion to approve the minutes of the January 21, 2002 meeting, seconded by Thomas L. Schuster. 5-aye, 0-nay, and motion approved.

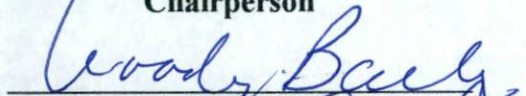
Louis R. Imhof, Jr. makes a motion to adjourn the meeting, seconded by Nancy J. Casteel. 5-aye, 0-nay, and motion approved. Meeting adjourned at 6:42 P.M.



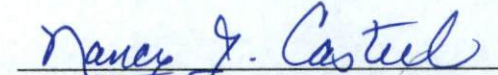
**Douglas J. Reiter  
Chairperson**



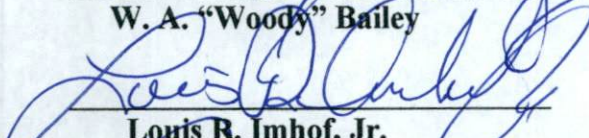
**Thomas L. Schuster  
Vice-Chairperson**



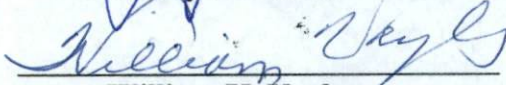
**W. A. "Woody" Bailey**



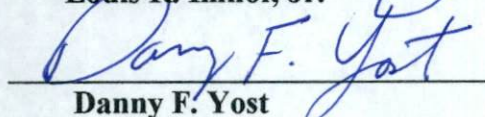
**Nancy J. Casteel**



**Louis R. Imhof, Jr.**



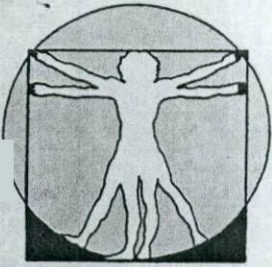
**William K. Voyles**



**Danny F. Yost**



**David L. Kinder  
Secretary**



# RENAISSANCE DESIGN BUILD, INC.

144 SOUTH NEW ALBANY STREET  
SELLERSBURG, INDIANA 47172

VOICE & FAX 812-246-5897

## SELLERSBURG PLAN COMMISSION AGENDA MARCH 11 , 2002

1. Roll call.
2. Approved minutes from previous meeting.

Respectfully Submitted,  
Renaissance Design Build, Inc.

  
Nathan R. Grimes, P. E.

sellagenda

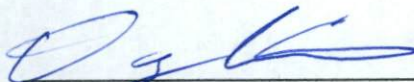
**SELLERSBURG PLAN COMMISSION  
(AKA SELLERSBURG PLANNING & ZONING COMMISSION)**

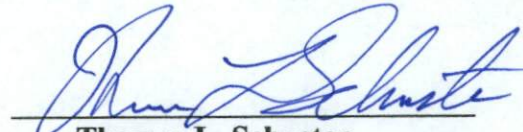
**March 18, 2002**

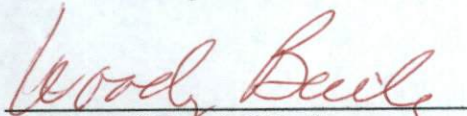
Vice-Chairman Thomas L. Schuster called the meeting to order at 6:30 P.M. Present were members: Douglas J. Reiter, Chairman, Thomas L. Schuster, Vice-Chairman, W. A. "Woody" Bailey, Nancy J. Casteel, Danny F. Yost, William K. Voyles, and Louis R. Imhof, Jr. Also present were Sellersburg Building Commissioner Nathan Grimes and Secretary David L. Kinder.

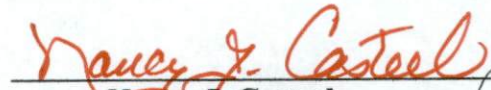
Louis R. Imhof, Jr. makes a motion to approve the minutes of the February 18, 2002 meeting, seconded by W. A. "Woody" Bailey. 5-aye, 0-nay, and motion approved.

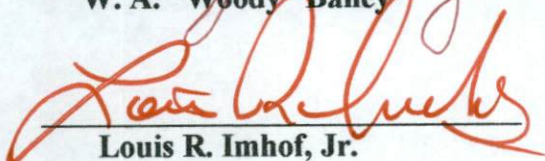
Louis R. Imhof, Jr. makes a motion to adjourn the meeting, seconded by W. A. "Woody" Bailey. 5-aye, 0-nay, and motion approved. Meeting adjourned at 6:33 P.M.

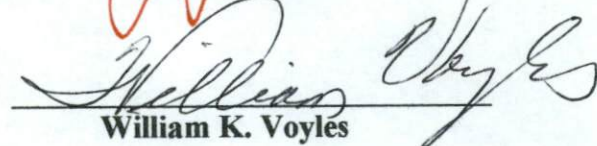
  
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**Douglas J. Reiter**  
Chairperson

  
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**Thomas L. Schuster**  
Vice-Chairperson


  
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**W. A. "Woody" Bailey**

  
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**Nancy J. Casteel**

  
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**Louis R. Imhof, Jr.**

  
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**William K. Voyles**

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**Danny F. Yost**

  
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**David L. Kinder**  
Secretary

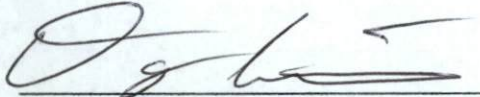
**SELLERSBURG PLAN COMMISSION  
(AKA SELLERSBURG PLANNING & ZONING COMMISSION)**

**April 15, 2002**

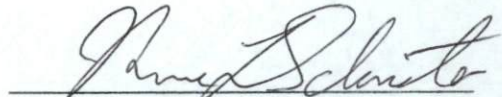
Chairman Douglas J. Reiter called the meeting to order at 6:30 P.M. Present were members: Douglas J. Reiter, Chairman, Thomas L. Schuster, Vice-Chairman, W. A. "Woody" Bailey, Nancy J. Casteel, William K. Voyles, and Louis R. Imhof, Jr. Also present were Sellersburg Building Commissioner Nathan Grimes and Secretary David L. Kinder. Member Danny F. Yost was absent.

Louis R. Imhof, Jr. makes a motion to approve the minutes of the March 18, 2002 meeting, seconded by William K. Voyles. 5-aye, 0-nay, and motion approved.

Louis R. Imhof, Jr. makes a motion to adjourn the meeting, seconded by William K. Voyles. 5-aye, 0-nay, and motion approved. Meeting adjourned at 6:25 P.M.

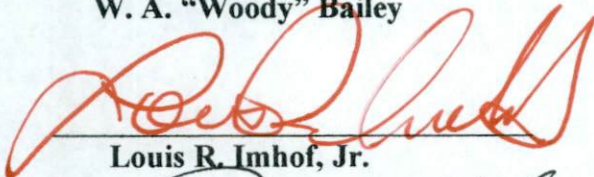


**Douglas J. Reiter  
Chairperson**



**Thomas L. Schuster  
Vice-Chairperson**

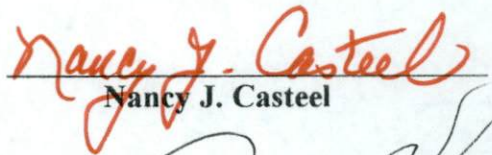
\_\_\_\_\_  
**W. A. "Woody" Bailey**



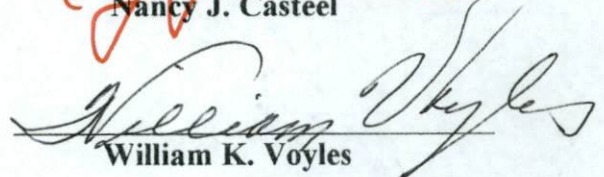
**Louis R. Imhof, Jr.**



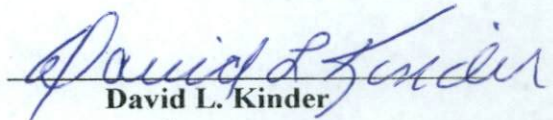
**Danny F. Yost**



**Nancy J. Casteel**



**William K. Voyles**



**David L. Kinder  
Secretary**

**SELLERSBURG PLAN COMMISSION  
(AKA SELLERSBURG PLANNING & ZONING COMMISSION)**

**May 20, 2002**

Chairman Douglas J. Reiter called the meeting to order at 6:30 P.M. Present were members: Douglas J. Reiter, Chairperson, Thomas L. Schuster, Vice-Chairman, Nancy J. Casteel, William K. Voyles, Louis R. Imhof, Jr. and Danny F. Yost. Also present were Sellersburg Building Commissioner Nathan Grimes and Secretary David L. Kinder. Member W. A. 'Woody' Bailey was absent.

First item on the agenda is the preliminary plot approval for the Spicer Addition at the end of Allen Road; every member has a copy and Nancy found an error it is just a wrong description, the description is to lot one that is why I handed out the other description for the whole two (2) acres.

Mr. Spicer has a two (2) acre lot that he wants to divide into three (3) lots, so he must do a sub-division plat because he is going to do some public improvements and the improvement is he is going to put a cul-de-sac at the end of the existing road.

All the utilities, sewer and water are up to that point so there are no other improvements needed.

I (Nathan Grimes) will present, next month, the final plat of construction drawings showing drainage and road details and all that type stuff.

We, (Nathan Grimes and Mr. Spicer), will do proper notifications and all that to the neighbors. He is planning on building two (2) houses on lots two and three, his house is on lot one.

Motion by Louis R. Imhof, Jr. to approve the preliminary plot of the Spicer Sub-division, seconded by William K. Voyles. 6-aye, 0-nay, motion approved.

Nathan Grimes, on Air Port Business Center, there is an existing building that Denny Ott built on lot 4 that has an address 1231, and a person wants to build on lot 2, another building, but he needs to know the address to submit his plans to the State so I went ahead and numbered it pending your approval. Motion by Danny F. Yost to approve the addresses on Bringham Drive according to how they are laid out by the plan, 1225, 1227, 1229, 1233, 1235, 1226, 1228, 1230, 1232, 1234, seconded by Thomas L. Schuster. 6-aye, 0-nay, motion approved.

Louis R. Imhof, Jr. makes a motion to approve the minutes of the April 15, 2002 meeting, seconded by Nancy J. Casteel. 6-aye, 0-nay, and motion approved.

Jeff Barton will be at the next meeting, he bought property at State Road 60 and Poindexter, and he will need an address.

**PLAN COMMISSION MEETING**

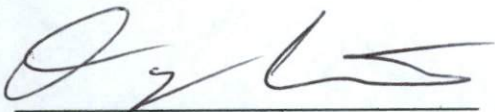
**MAY 20, 2002**

**Page 2 of 2 pages**

Motion by Louis R. Imhof to change the time of Plan Commission to 6:00 P.M., the same time as the Board of Zoning Appeals, that way there will not be a time lag between the two meetings, seconded by Danny F. Yost. 6-aye, 0-nay, motion approved.

Thomas L. Schuster questions a house on East Utica Street that was zoned for a sale of trains, inside the house, and now he has a construction business with a bulldozer and dump truck sitting in front of the house. Nathan Grimes will check on this for compliance with the zoning ordinances.

Motion by Louis R. Imhof, Jr. to adjourn the meeting, seconded by William K. Voyles. 6-aye, 0-nay, motion approved and meeting adjourned at 6:45 P.M.

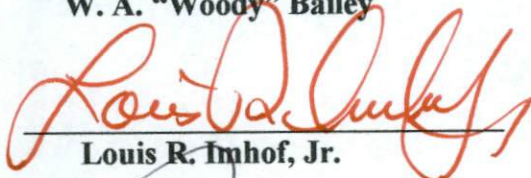


**Douglas J. Reiter**  
Chairperson

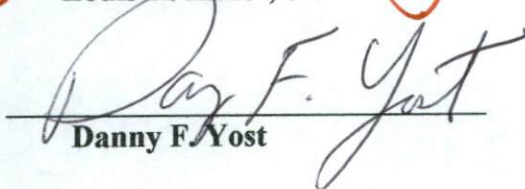


**Thomas L. Schuster**  
Vice-Chairperson

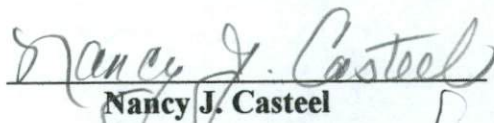
**W. A. "Woody" Bailey**



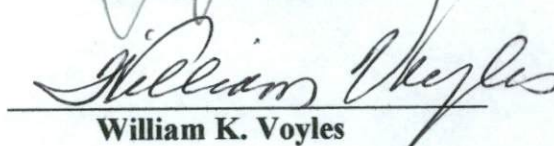
**Louis R. Imhof, Jr.**



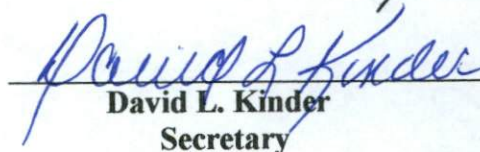
**Danny F. Yost**



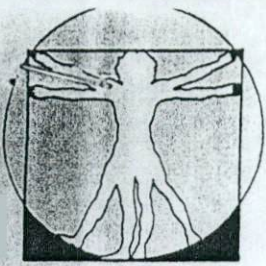
**Nancy J. Casteel**



**William K. Voyles**



**David L. Kinder**  
Secretary



# RENAISSANCE DESIGN BUILD, INC.

144 SOUTH NEW ALBANY STREET  
SELLERSBURG, INDIANA 47172

VOICE & FAX 812-246-5897

## SELLERSBURG PLAN COMMISSION AGENDA MAY 20, 2002

1. Roll call.
2. Preliminary Plat Approval for Spicer Addition.
3. Assign Addresses to Airport Business Center, Lots.
4. Approved minutes from previous meeting.

Respectfully Submitted,  
Renaissance Design Build, Inc.

  
Nathan R. Grimes, P. E.

sellagenda



**SELLERSBURG PLAN COMMISSION  
(AKA SELLERSBURG PLANNING & ZONING COMMISSION)**

**June 17, 2002**

Chairperson Douglas J. Reiter called the meeting to order at 6:10 P.M. Present were members: Douglas J. Reiter, Chairperson, Thomas L. Schuster, Vice-Chairperson, Nancy J. Casteel, William K. Voyles, Louis R. Imhof, Jr. and Danny F. Yost. Also present were Sellersburg Building Commissioner Nathan Grimes and Secretary David L. Kinder. Member W. A. 'Woody' Bailey was absent.

Louis R. Imhof, Jr. makes a motion to approve the minutes of the May 20, 2002 meeting, seconded by Danny F. Yost. 6-aye, 0-nay, and motion approved.

The second item we have on the agenda is the rezoning of 809 South Indiana Avenue from B-1 to R-2.

Fred Everitt, Jr. and my address is 12104 Covered Bridge Road, Sellersburg, Indiana.

Nathan Grimes advises the he (Everitt) has purchased a site next to Doctor Padgett's office and he wants to build four duplexes on that site so it needs to be rezoned from B-1 to R-2. You have the plat and site plan.

A water line and sewer line needs to be relocated at his expense.

Mr. Everitt advises that Doctor Padgett's office address is 809 South Indiana Avenue and Grimes advises the Plan Commission will issue new street addresses for the duplexes.

Motion by Louis R. Imhof, Jr. to change the zoning from B-1 to R-2 for the parcel described by the legal description on the survey, seconded by William K. Voyles. 6-aye, 0-nay motion approved.

Next thing on the agenda is the final plot approval for the Spicer addition. I will listen to all those present that has something to say about this matter.

**VICKI WHITTINGHILL**, of 644 Nevada and I am presenting your secretary with a petition signed by over 50 residents because of the severe drainage problems in the area. In addition, we are concerned about the damage to the roads when construction equipment uses the roads. If the roads are damaged, are the construction people going to have to pay for the repairs or are the taxpayers going to have to pay?

Louis R. Imhof, Jr. advises that the present Town policy is if any damage is done they (contractors) will come back and repair the roads. That would be up to us to have an agreement that if they caused damage they would repair it.

**Sellersburg Plan Commission**

**June 17, 2002**

**Page 2 of 3 pages**

**BRENDA BLANKENBAKER**, of 652 Nevada Drive. The once was a pond on the property and it has since been filled in but the people on Sharps Lane do not have storm drains they use this for a run off. I do not know where that water will go if this is not there. My property is built up so I have made a video to show that my land does not flood at this time. If this is built up, my land could get flooded so I had this video mailed to myself and put in a lock box.

**GEORGE CLAPP, JR.**, I live at 606 Nevada Drive. Every time it rains, water comes within two or three inches of our home. I cannot see any improvements being made by the Town to relieve this problem.

**DAVID SPICER:** Really Nathan should handle this as I have turned everything over to him.

**NATHAN GRIMES:** There is a little confusion, I think, one is there are only going to be two additional houses built, but there are three lots, but the blue house, which is Mr. Spicer's house will be one of the lots.

I have taken elevations, I have a plan here to show what we are doing and it is a real simple plan. We are matching the water coming in, which it sheet drains across Sharps Lane basically, we are going to pick that up go around the property, go down the property line where there is a ditch now between Mr. Spicer's property and Mr. Spoonmore, I think it is. There is a 24 inch pipe, two lots West, which there is enough fall to get there without any problem, actually about 5 feet below Mr. Spicer's property.

There is a 24-inch pipe two lots to the East between Allen Road and Nevada and that is where this water will go.

Chairperson Reiter poles the Commission and the Plan Commission decides to table this until the Town can address the drainage in this area. At that time, all these people should be notified by registered mail when this will come up again.

**NATHAN GRIMES:** addresses the Kummer property at 616 East Utica Street. Mr. Kummer wrote a letter to the Town Board concerning his hobby shop at this location. I have a copy of the letter for each of you.

Thomas Schuster inquires is there a difference between the type of business he is running there now as to the hobby store that was the reason we rezoned the property.

Nathan Grimes (Building Commissioner) that it was rezoned for commercial zone so he does meet the zoning requirements.

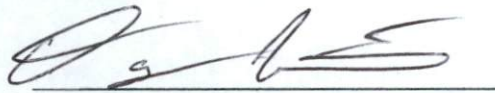
**Sellersburg Plan Commission**

**June 17, 2002**

**Page 3 of 3 pages**

The big question about the property is the bulldozer and the large dump truck on the property. Kummer advises the bull dozer has been sold.

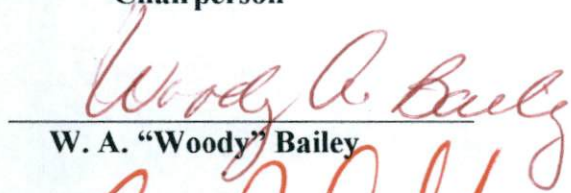
Motion by Louis R. Imhof, Jr. to adjourn the meeting, seconded by William K. Voyles.  
6-aye, 0-nay, motion approved. Meeting adjourned at 6:55 P.M.



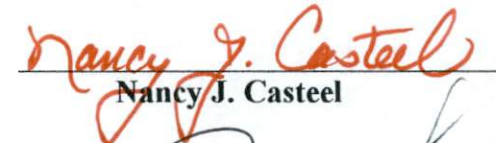
**Douglas J. Reiter**  
Chairperson



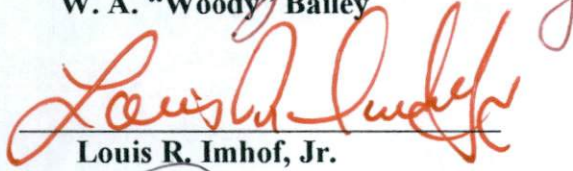
**Thomas L. Schuster**  
Vice-Chairperson



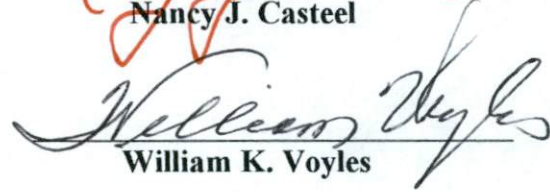
**W. A. "Woody" Bailey**



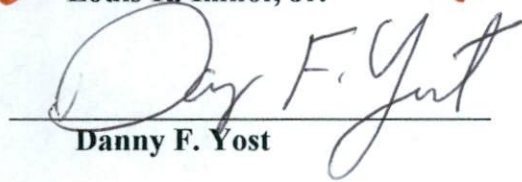
**Nancy J. Casteel**



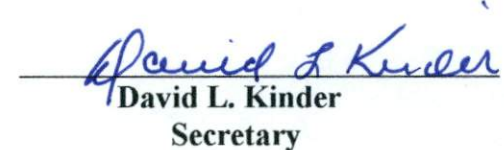
**Louis R. Imhof, Jr.**



**William K. Voyles**



**Danny F. Yost**



**David L. Kinder**  
Secretary

- ATTACHMENTS:**
- Letter from Concerned Sellersburg Residents
  - June 10, 2002 **Courier-Journal** News Article Sellersburg Sewers
  - Two pages signed Petition to Stop Subdivision Plan
  - Letter to Town Board from William D. Kummer

Town of Sellersburg,

Due to our concern regarding drainage, we are opposed to the 3-lot subdivision plat named Spicer's Addition.

The property is low lying and holds water when it rains. Excess water from other properties already drains along the swag that runs through the property towards the site of the filled pond. During our last heavy rain the property looked like a lake. In order to build homes on this property the land will have to be built up. If fill dirt is brought in, the water that sits on that piece of ground will have to drain some place. What type of drainage ditch are you planning on putting in? Where will the drainage ditches be? After the water gets to the drainage ditch where will it go? There is already a drainage problem in the area. An article about the wastewater treatment plant in the Courier Journal quoted David Kinder as saying "this plant can't handle 3 inches of rain." Where will the water that sits on the Spicer's Addition property go? The way things are now when it rains many streets and yards flood. If the Spicer's Addition is approved who will be responsible if our property floods due to the changes required for building?

Who will be responsible for repairing the damage to the roads from truckloads of dirt, gravel and building materials being brought in? Can our subdivision streets handle tri axle trucks?

After reading the article in the Courier Journal it is hard to imagine that the Leaders of the Town of Sellersburg have continued to allow more construction with the knowledge it has. As our Representatives it is your responsibility to protect the welfare of our Community.

Concerned Sellersburg Residents

Fuzzy Zoeller captures Senior PGA Championship – Sports, E1

# The Courier-Journal

VSPAPER • LOUISVILLE, KENTUCKY

www.courier-journal.com

MONDAY, JUNE 10, 2002 • 50 CENTS

## State pushes Sellersburg to repair sewers

### City seeks bonds to begin work on plant, old pipes

By MEGHAN HOYER  
mhoyer@courier-journal.com  
The Courier-Journal

Sellersburg's wastewater treatment plant has overflowed dozens of times in the past five years, sending millions of gal-

lons of untreated sewage and rainwater directly into Silver Creek.

Now, town officials, prodded by the state, are working to reduce overflows at the 10-year-old treatment plant and repair sewer lines that are a half-century old.

The Indiana Department of Environmental Management has ordered the town to do the work or face fines and a ban on new sewer customers.

Today, Sellersburg's Town Council will start the process of

**"This plant can't handle 3 inches of rain."**

Sellersburg clerk-treasurer David Kinder

getting more than \$6 million in bonds so the town can rehabilitate its aging sewer lines and expand the treatment plant, which, although fairly new, is

running close to capacity.

The project will come at the expense of Sellersburg's sewer customers, who will see higher sewer bills, said David Kinder,

the town's clerk-treasurer — although the increase hasn't been tallied yet.

It also will saddle Sellersburg, which is still paying off bonds from construction of the treatment plant, with even higher bond payments until about 2025.

"As a council member, I hate to spend the money," said council President Jim LaMaster, who said he expects other members to agree to the bond plan. "But there hasn't been anything done here on the pipes in years and

years and years. Now it's come to the place where people have to do something about it. When the state mandates this for you, you don't have a choice."

Sellersburg built its wastewater treatment plant in 1992 on the northeastern edge of town, in a relatively undeveloped area near the Clark County Airport and the edge of Silver Creek.

When it was built, city offi-

See STATE  
Page 4, col. 5, this section

### MERGED GOVERNMENT

*What lies ahead*

## Female candidates may put dent in 'old-boys' network'

## Sharon rejects pullback



# Ok elections set



ASSOCIATED PRESS PHOTOS  
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Salem Fayad, 50. Fayad has worked  
in Jerusalem for the International  
Monetary Fund and was regional di-  
rector of the Arab Bank. He has  
called for greater financial account-  
ability in the Palestinian government.  
Arafat also plans to announce a re-  
structuring of the security forces in  
coming days.  
In other developments yesterday,  
Palestinian police arrested a leader of  
the militant group Islamic Jihad,  
which took responsibility for a sui-  
cide attack last week in which 17 Is-  
raelis were killed. Sheik Abdullah  
Shami was arrested in his neighbor-  
hood in Gaza City, group officials  
said.  
Also yesterday, about 10 Israeli  
tanks and armored personnel carriers  
entered the West Bank town of Tul-  
karem. Two Palestinians were lightly  
wounded by Israeli fire, witnesses  
said.

## as, Israeli borders

oment," Bush there is intensive action against ter-  
White House nor," Sharon spokesman Raanan Gis-

# State pushes town to repair old pipes, sewer treatment plant

Continued from Page One

cials figured the plant — which was  
much bigger than the previous one  
— would be adequate, Kinder said.  
But construction in Sellersburg  
has boomed in recent years, and  
with the addition of several subdivi-  
sions and businesses, it didn't take  
long for the plant to become over-  
whelmed.  
On an average day, the plant runs  
at about 92 percent of its capacity of  
1.5 million gallons of wastewater,  
Kinder said.

And, according to documents from  
the state, the plant has overflowed at  
least five times each year since 1997,  
spilling "several million gallons of  
untreated wastewater" into the near-  
by creek. That description was in-  
cluded in a 1999 letter warning the  
town that it wasn't complying with  
the federal Clean Water Act or state  
environmental codes.

The overflows come mostly during  
rainstorms, when water floods into  
the sewer system through cracks in  
the aging pipes, Kinder said.

A heavy rain can wash thousands  
more gallons of water into the plant,  
swamping it and causing a mixture  
of rain and sewage to be washed di-  
rectly into the creek.

"This plant can't handle 3 inches  
of rain," Kinder said.

Galen "Joe" Renwick, dean of the  
School of Natural Sciences at Indi-  
ana University Southeast, has stud-  
ied the creek and the effects of  
sewage on it.

He said Sellersburg isn't the only  
community to allow overflow into  
the creek — several neighborhoods  
with outdated sewage treatment sys-  
tems also deposit waste there. But  
the dumping has taken its toll on the  
water, he said. A heavy rainfall often  
means the entire length of the creek  
will receive sewage overflow, he  
said.

"That creek is already in pretty  
bad shape," he said. "And in terms  
of the health of the creek, it doesn't  
ever recover well. Because anything  
that Silver Creek gets hit with by  
Sellersburg, it's going to be hit with  
further downstream."

Knowing the overflows were a  
problem, Sellersburg built a reten-  
tion pond in 1998 to hold storm wa-  
ter. But the problems continued to  
get worse — 13 overflows were re-  
ported last year, Kinder said.

Kevin Wright, facility manager for  
EMC, a private company that runs  
the treatment plant and water utility

**"When the state  
mandates this for  
you, you don't  
have a choice."**

Sellersburg council President  
Jim LeMaster, speaking of the  
city's sewer repairs

for the town, blamed the old sewer  
lines. The pipes have shifted, upset  
by tree roots and the elements, and  
gaps allow water to seep into the  
system, he said.

"These lines were put in in the  
'40s, the '50s," Wright said. "It's old  
clay tile. They're easily cracked and  
broken."

Kinder suspects some of the  
wastewater isn't even getting to the  
treatment plant, seeping instead into  
the ground at cracks and joints in  
the sewer lines.

Renwick said such seepage has  
previously been a problem for Sel-  
lersburg. In the early 1980s, sewage  
leaked out of pipes and got into the  
water system, causing an intestinal  
illness to spread throughout the  
town.

Newer plastic pipes, which the  
town has installed in some places,  
require fewer joints between them  
and are less likely to crack, Wright  
said. He said a recent study of the  
sewer system would allow the town  
to replace the worst areas of tile  
pipes with plastic ones in coming  
years.

Officials now are considering ex-  
panding the treatment plant to han-  
dle at least double its current capac-  
ity. They estimate the total cost of  
the expansion and pipe replacement  
will be more than \$6 million, but  
haven't figured out how sewer bills  
will be affected.

An average family of four current-  
ly pays about \$36 a month for sewer  
service, Kinder said.

Wright said he hopes to have the  
work complete by the state's dead-  
line of April 2006 or before.

"That way, we can handle the  
rain," Wright said. Trying to stop all  
the overflows is impossible, he said,  
"but we're going to eliminate as  
many as possible."

## Immigrant driver's licence

Petition to STOP approval of 3 Lot Subdivision Plat Named  
 Spicer's Addition on property known as 634 Allen Road  
 Sellersburg IN

Name Address

Scott A. BAILEY 636 NEVADA DR  
 Cheryl Witek 624 Nevada Dr.  
 George E. Clapp Sr. 616 Nevada Dr.  
 Paula R. Clapp 616 Nevada Dr.  
 Jerry R. Rinn 612 NEVADA DR.  
 Jacquelin Brackett 619 Allen Rd  
 Andrew M. Stoll 631 ALLEN RD.  
 Marsha Wornale 632 Allen Rd  
 Victoria Overton 618 Allen Rd  
 Ora Woodrum 624 Allen Rd.  
 Keith Smith 609 Nevada  
 David Decker 629 Nevada  
 Harold Thomas 633 Nevada Dr.  
 William C. Lewis<sup>TH</sup> 645 Nevada Dr.  
 Taylor Decker 1209 Sharps Ln  
 Lisa Standford 1204 Sharps Lane  
 Anna Standford 1202 Sharps Lane  
 Brent Standford 1204 SHARPS LN.  
 Margaret D. Pado 1203 SHARPS LN  
 R. A. Meyer 1207 Sharps Ln.  
 James R. Kirsch 1206 Sharps Ln  
 Melissa Davis 818 St Joe Rd E.  
 Oliver Weaver 1219 Sharps Lane  
 Taylor King 1211 Sharps Lane Sellersburg Ind.  
 Vicki Hopkins 631 Nevada Dr.  
 Mike Kelly 641 Nevada Dr.  
 Mrs Wm. K. Kullard Hall 718 Nevada Dr  
 Steve Fungel 726 NEVADA DR.  
 David S. Kay 730 NEVADA DR

Petition to STOP approval of 3 Lot Subdivision Plat Named  
Spicer's Addition on property known as 634 Allen Road  
Sellersburg IN

Name

Address

Charles Woodruff 605 Nevada St  
Doranne French 628 Nevada St  
Calricia Schillep - 718 St. Joe Rd. East  
Frances Taylor 722 E. St. Joe  
Ollie Miller 735 Nevada Mr.  
Hain Baumann 618 Nevada Dr.  
Toni Beyers 625 Nevada Dr.  
Terry Davis 604 NE HIGH DR.  
Mr & Mrs. Richard Oldson 656 Nevada Dr.  
Mr & Mrs. David S. Farnum 727 Nevada Dr.  
Mr & Mrs. Paul White 617 Nevada Dr.  
Mr. Al. J. J. J. 603 Allen Rd.  
Mr. & Mrs. J. J. J. 626 Allen Rd.  
Mr. & Mrs. J. J. J. 628 Allen Rd.  
Mr. J. J. J. 623 Allen Rd.  
Lloyd Bushong 629 Allen Rd.  
Owen R. Dily 602 Allen Rd.  
Ronald W. J. J. 721 Nevada  
Ambrose Williams 620 Nevada Dr.  
Mr. & Mrs. Ron Standiford 640 Nevada Dr.  
Vicki Whittey 644 Nevada Dr.  
Joseph P. Snider 648 Nevada  
Mr. & Mrs. Jackie Blackaker 652 Nevada Dr.



6-10-02

Dear Sellersburg Town Board.

The Question as to what happened to my hobby store has come up. I closed the store in Oct. of last year. After working with the major distributor in the line of products only one would accept the location as ~~an~~ a representation of their line. And to further complicate matters for me that one major and all my secondary suppliers instituted a policy of stores being open a min. of 40+ hours a week. I was only operating on Saturday because of my full time job. Instead of hiring people for the store I decided it was financially necessary to close.

Mr Guiner has brought to my ~~the~~ and my sons (Dan Kummer the owner of 616 E. Utica) attention that the board had some questions or complaints about my actions and ~~the~~ has had some complaints about the property. I would like for the board to feel free to contact either of us with any concerns they might have. We are both interested in doing all we reasonably can to be good neighbors and citizens of the Town of Sellersburg.

Thank You,  
William D Kummer

**SELLERSBURG PLAN COMMISSION  
(AKA SELLERSBURG PLANNING & ZONING COMMISSION)**

**July 15, 2002**

Chairperson Douglas J. Reiter called the meeting to order at 6:07 P.M. Present were members: Douglas J. Reiter, Chairperson, Thomas L. Schuster, Vice-Chairperson, W. A. 'Woody' Bailey, Nancy J. Casteel, William K. Voyles, Louis R. Imhof, Jr. and Danny F. Yost. Also present were Sellersburg Building Commissioner Nathan Grimes and Secretary David L. Kinder.

Louis R. Imhof, Jr. makes a motion to approve the minutes of the June 17, 2002 meeting, seconded by Danny F. Yost. 7-aye, 0-nay, and motion approved.

Nathan Grimes, Building Commissioner, presents new address for lot in Forrest Estates, the number assigned will be 724 Forrest Drive South, and in Lumley Shopping Center, State Road 60 at State Road 311, the new address will be 7420 Highway 60.

Motion by Danny F. Yost, seconded by William K. Voyles to approve these addresses. 7-aye, 0-nay, motion approved.

Motion by Louis R. Imhof, Jr. to adjourn the meeting, seconded by W. A. "Woody" Bailey. 7-aye, 0-nay, motion approved. Meeting adjourned at 6:11 P.M.

\_\_\_\_\_  
**Douglas J. Reiter**  
Chairperson

\_\_\_\_\_  
**Thomas L. Schuster**  
Vice-Chairperson

\_\_\_\_\_  
**W.A. "Woody" Bailey**

\_\_\_\_\_  
**Nancy J. Casteel**

\_\_\_\_\_  
**Louis R. Imhof, Jr.**

\_\_\_\_\_  
**William K. Voyles**

\_\_\_\_\_  
**Danny F. Yost**

\_\_\_\_\_  
**David L. Kinder**  
Secretary

**ATTACHMENT: 1 address drawing**

728

724

these #  
708/02

FORREST DR S

720

712

708

704

NORMAN DR

PNC  
7528

MC  
SALES  
7410

Hankelbaum  
BANK  
7405

LUMLEY  
7414

72522  
MINING

7505

7419

7413

**SELLERSBURG PLAN COMMISSION  
(AKA SELLERSBURG PLANNING & ZONING COMMISSION)**

**August 19, 2002**

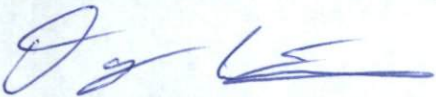
Vice-Chairperson Thomas L. Schuster called the meeting to order at 6:10 P.M. Present were members: Thomas L. Schuster, Vice-Chairperson, W. A. "Woody" Bailey, Nancy J. Casteel, William K. Voyles, Louis R. Imhof, Jr. and Danny F. Yost. Also present were Sellersburg Building Commissioner Nathan Grimes and Secretary David L. Kinder. Chairperson Douglas J. Reiter was absent.

Louis R. Imhof, Jr. makes a motion to approve the minutes of the July 15, 2002 meeting, seconded by W. A. "Woody" Bailey. 6-aye, 0-nay, and motion approved.

Nathan Grimes, Building Commissioner, discusses complaints from citizens in Lake Side Estates complaining about no streetlights in the sub-division. He will contact the residence and advise them how to go about getting the streetlights.

Nathan Grimes talked with the owner of Krista's Tumblers on North New Albany Street about the parking lot. Will advise at next meeting what will happen in the future.

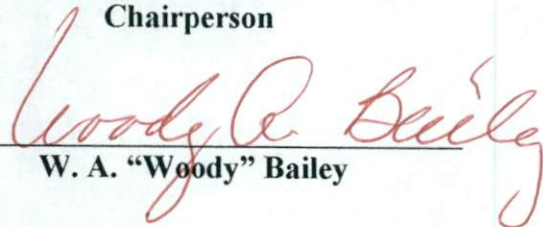
Motion by Danny F. Yost to adjourn the meeting, seconded by Louis R. Imhof, Jr. 6-aye, 0-nay, motion approved. Meeting adjourned at 6:11 P.M.



**Douglas J. Reiter**  
Chairperson

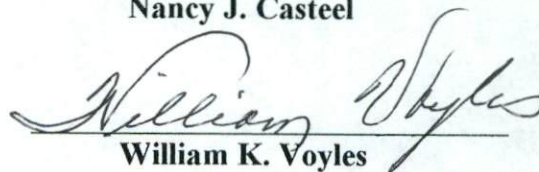


**Thomas L. Schuster**  
Vice-Chairperson



**W. A. "Woody" Bailey**

**Nancy J. Casteel**



**William K. Voyles**

**Louis R. Imhof, Jr.**



**Danny F. Yost**



**David L. Kinder**  
Secretary

**SELLERSBURG PLAN COMMISSION  
(AKA SELLERSBURG PLANNING & ZONING COMMISSION)**

**September 16, 2002**

Chairperson Douglas J. Reiter called the meeting to order at 6:10 P.M. Present were members: Thomas L. Schuster, Vice-Chairperson, W. A. 'Woody' Bailey, William K. Voyles, and Danny F. Yost. Also present were Sellersburg Building Commissioner Nathan Grimes and Secretary David L. Kinder. Nancy Casteel and Louis R. Imhof, Jr. were absent.

Danny F. Yost makes a motion to approve the minutes of the August 19, 2002 meeting, seconded by William K. Voyles. 5-aye, 0-nay, and motion approved.

Nathan Grimes talked with the owner, Dawn Meyers, of Krista's Tumblers on North New Albany Street about the parking lot, she is suppose to get a letter to me, which she has not done, she will encourage (patrons) to park up front. I encouraged her to get the lot restriped where she can get more parking. He will advise at next meeting what will happen in the future.

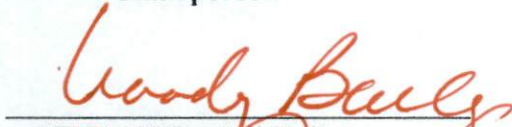
Motion by Danny F. Yost to adjourn the meeting, seconded by Thomas L. Schuster. 6-aye, 0-nay, motion approved. Meeting adjourned at 6:13 P.M.



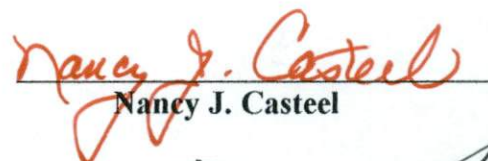
**Douglas J. Reiter  
Chairperson**



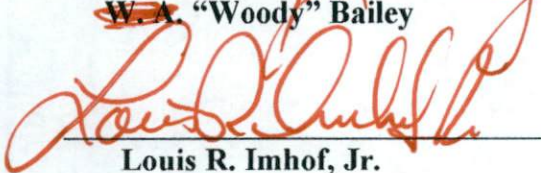
**Thomas L. Schuster  
Vice-Chairperson**



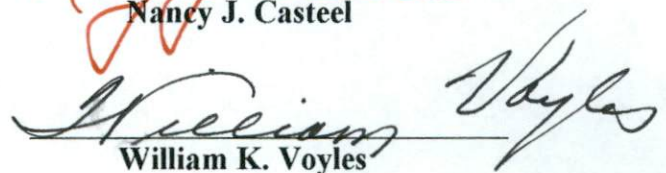
**W.A. "Woody" Bailey**



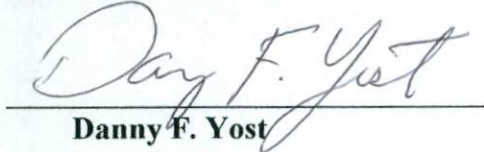
**Nancy J. Casteel**



**Louis R. Imhof, Jr.**



**William K. Voyles**



**Danny F. Yost**



**David L. Kinder  
Secretary**

**SELLERSBURG PLAN COMMISSION  
(AKA SELLERSBURG PLANNING & ZONING COMMISSION)**

**October 21, 2002**

Chairperson Douglas J. Reiter called the meeting to order at 6:29 P.M. Present were members: Thomas L. Schuster, Vice-Chairperson, W. A. 'Woody' Bailey, Nancy Casteel, Louis R. Imhof, Jr., William K. Voyles, and Danny F. Yost. Also present were Sellersburg Building Commissioner Nathan Grimes and Secretary David L. Kinder.

Louis R. Imhof, Jr. makes a motion to approve the minutes of the September 16, 2002 meeting, seconded by Danny F. Yost. 6-aye, 0-nay, and motion approved.

Nathan Grimes has attempted to talk with Dawn Meyer about the building at 400 North Indiana Avenue reference parking but Ms. Meyer responded through Virgil E. Bolly, Attorney-at-Law who has written a letter stating that the building would be grandfathered under the current codes.

Nathan Grimes will write Mr. Bolly a letter requesting information about the square footage of the building and a parking space design.

Mr. Grimes will also address a letter to Sellersburg Town Attorney, William P. McCall III, to see if this building would come under the zoning codes or would be grandfathered.

Mr. Grimes also has been advised that at 520 Popp Avenue someone is operating a carpet business in a residential area. He will check and report to the Board.

Motion by Louis R. Imhof, Jr. to adjourn the meeting, seconded by Woody Bailey. 6-aye, 0-nay, motion approved. Meeting adjourned at 6: 38 P.M.

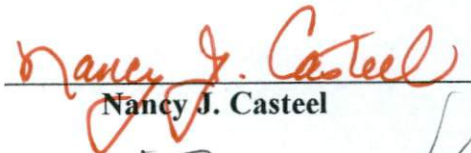


**Douglas J. Reiter  
Chairperson**

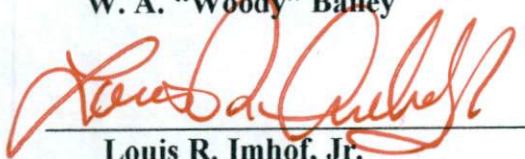


**Thomas L. Schuster  
Vice-Chairperson**

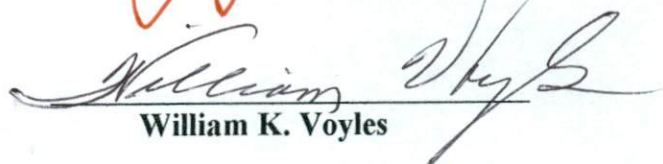
**W. A. "Woody" Bailey**



**Nancy J. Casteel**



**Louis R. Imhof, Jr.**



**William K. Voyles**



**Danny F. Yost**



**David L. Kinder, Secretary**

**SELLERSBURG PLAN COMMISSION  
(AKA SELLERSBURG PLANNING & ZONING COMMISSION)**

**November 18, 2002**

Chairperson Douglas J. Reiter called the meeting to order at 6:15 P.M. Present were members: Vice-Chairperson Thomas L. Schuster, Nancy Casteel, Louis R. Imhof, Jr., William K. Voyles, and Danny F. Yost. Also present were Sellersburg Deputy Building Commissioner Jerry W. Taylor and Secretary David L. Kinder. W. A. "Woody" Bailey is absent.

Louis R. Imhof, Jr. makes a motion to approve the minutes of the October 21, 2002 meeting, seconded by Thomas L. Schuster. 6-aye, 0-nay, and motion approved.

Letter received from William P. McCall, III, reference the parking at 400 North Indiana Avenue, he advises that the property would be "grandfathered" reference the parking problem.

Jim LaMaster addresses the Plan Commission about a commercial business located at 520 Popp Avenue and that area is zoned R-1, residential. This person is running a carpet business.

Mr. Lewis Miller, resident at 527 Popp Avenue, says that this man has van trucks there that turn around in his driveway and sometimes the trucks park in the middle of the street. They come to work early in the morning and when they turn around the lights of their vehicles shine in my bedroom windows.


Deputy Building Commissioner Taylor advises that Nathan Grimes, Building Commissioner, has talked with this gentleman. (Mark Gaddie, King Quality Installations).

Chairperson Reiter advises Taylor to have Nathan Grimes contact the gentleman, have him write a letter to the Plan Commission, by Friday, November 22, 2002, saying what kind of a business he is operating, if any. Explain why he has so many cars coming to his home early in the morning and transferring things from different trucks.

LaMaster asks who enforces the zoning ordinances. Mr. Reiter says the Building Commissioner contacts the people, he advises the Town Council of violations, they contact the Town Attorney, and he takes whatever legal action is necessary.

Louis R. Imhof, Jr. says to have Nathan (Grimes) also advises him to attend the next Plan Commission meeting in December.

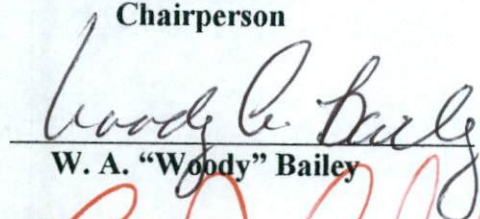
Motion by Danny F. Yost to adjourn the meeting, seconded by Louis R. Imhof, Jr. 6-aye,  
0-nay, meeting adjourned 6:37 P.M.



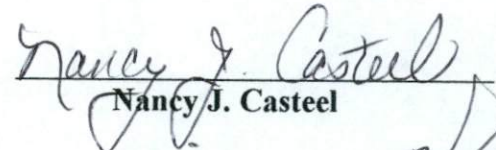
**Douglas J. Reiter**  
Chairperson



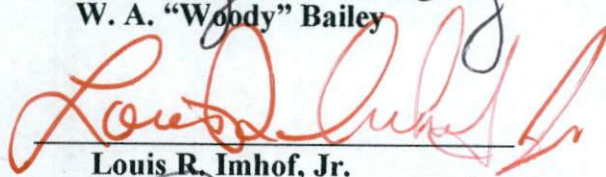
**Thomas L. Schuster**  
Vice-Chairperson



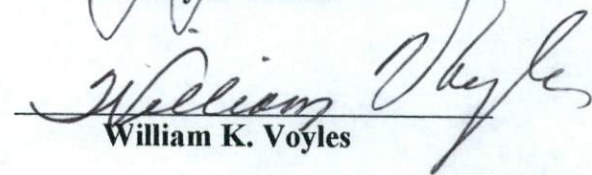
**W. A. "Woody" Bailey**



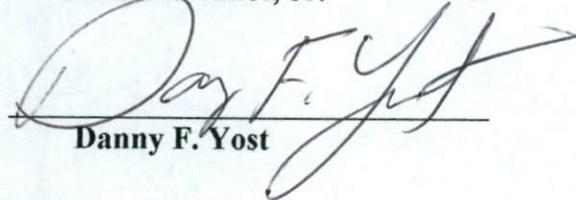
**Nancy J. Casteel**



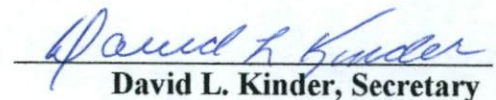
**Louis R. Imhof, Jr.**



**William K. Voyles**



**Danny F. Yost**



**David L. Kinder, Secretary**

Attachment: Letter from Perry McCall



**SELLERSBURG PLAN COMMISSION  
(AKA SELLERSBURG PLANNING & ZONING COMMISSION)**

**December 16, 2002**

Chairperson Douglas J. Reiter called the meeting to order at 6:08 P.M. Present were members: Vice-Chairperson Thomas L. Schuster, W. A. "Woody" Bailey, Nancy J. Casteel, Louis R. Imhof, Jr., William K. Voyles, and Danny F. Yost. Also present were Sellersburg Building Commissioner Nathan Grimes and Secretary David L. Kinder.

W. A. "Woody" Bailey makes a motion to approve the minutes of the November 18, 2002 meeting, seconded by William K. Voyles. 6-aye, 0-nay, and motion approved.

Williams Construction requests that the property at 708 East Utica Street be rezoned from B3 to R3; Scott Williams desires to build a four-plex there. Notices were sent to the residents in that area and notice published in the EVENING NEWS as required.

George Romans, Treasurer of Full Gospel Church states the church is concerned about the increase in traffic as the apartments are constructed and the traffic cutting through and using the church parking lot. The church is already experiencing troubles with traffic cutting through the parking lot.

William K. Voyles makes a motion to rezone the area from B-3 to R-3 seconded by Nancy J. Casteel. Voyles, Casteel, Bailey, Imhof and Yost vote aye, Tomas L. Schuster abstains. Motion approved.

Louis R. Imhof, Jr. makes motion for Chairperson Reiter to sign recommendation to Town Council to change the zoning within the Town of Sellersburg seconded by W. A. "Woody" Bailey. 6-aye, 0-nay motion approved, Chairperson Reiter signs document.

Michael Kayrous, represented by Virgil Bolly requests that property in the Bingham subdivision be rezoned from I-1 to B-3. Mr. Kayrous intends to build a vehicle detailing business in that area and have vehicles offered for sale.

Notices have been sent to other business in this area and notice published in the EVENING NEWS as required and a sign posted on the property.

Ed Croucher, Metro-Plumbing, states that he has a business next to the Kayrous property and he wanted to make certain that this would not become just another used vehicle lot with wreckers and old vehicles sitting around.

Motion by Thomas L. Schuster to rezone the property from I-1 to B-3 seconded by William K. Voyles. 6-aye, 0-nay motion approved.

James LaMaster wants to know if any decision has been made about the property at 420 Popp Avenue that was brought up at the November 18, 2002 meeting.


**Sellersburg Planning Board Meeting  
December 16, 2002  
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Mr. Mark Gatti, the property owner at 420 Popp Avenue, is present and addresses the Planning Board.

Mr. Gatti installs carper, tile and other flooring for a company in Louisville, Kentucky. He was unaware that there was a problem with his neighbors and after learning about the problem from Nathan Grimes, Building Commissioner, has corrected all complaints.

He states he does not run a business out of his home, that his workers only came to his home in the mornings to eat breakfast, drink coffee and discuss the previous days work. He apologizes to the Board for the complaints and assures there will be no further incidents.

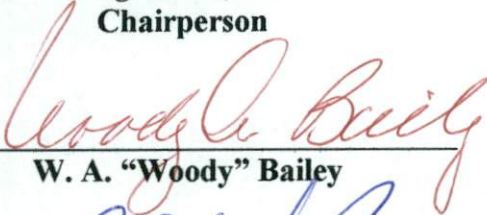
Louis R. Imhof, Jr. makes a motion to adjourn the meeting seconded by Danny F. Yost. 6-aye, 0-nay meeting adjourned at 7:03 P.M.



**Douglas J. Reiter  
Chairperson**



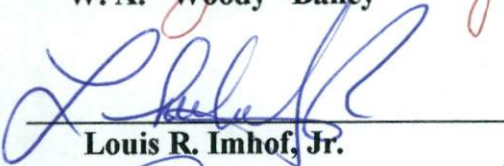
**Thomas L. Schuster  
Vice-Chairperson**



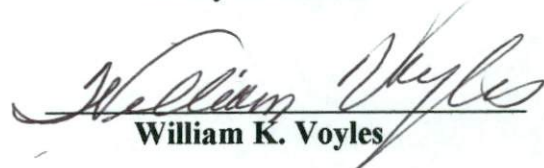
**W. A. "Woody" Bailey**



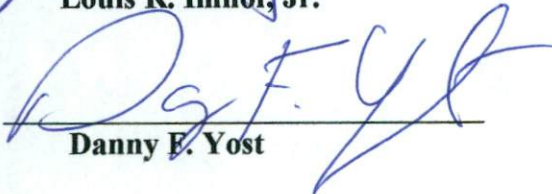
**Nancy J. Casteel**



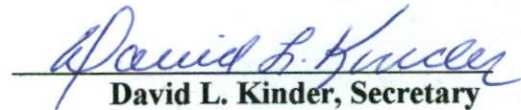
**Louis R. Imhof, Jr.**



**William K. Voyles**



**Danny F. Yost**



**David L. Kinder, Secretary**

**Attachment:** Letter recommending change in zoning.