

**Sellersburg Plan Commission**  
(A.K.A. Sellersburg Planning & Zoning Commission)  
(SPC)

January 17, 2005

The Following members were present : Chairperson Louis R. Imhof, Jr., Vice Chairperson Nancy J. Casteel,( Members) Thomas L. Schuster,, William K. Voyles, Paul Rhodes, Mike Lockhart, Building Inspector Nathan Grimes, and Secretary Kenneth J. Alexander.

A Meeting of the Sellersburg Planning & Zoning Commission was called at 6:33pm by Chairperson Imhof.

Member Lockhart nominated Member Imhof to the position of Chairperson and was seconded by Member Voyles. Aye-6 Nay-0

Member Lockhart nominated Member Voyles to the position of Vice-Chairperson and was seconded by Member Casteel. Aye-6 Nay-0


Preliminary plat approval for patio home subdivision located at Lot 3, Greenwood Subdivision by Jerry Birge and Micheal Endris was tabled. Motion was made by Member Casteel and seconded by Member Schuster. Aye-6 Nay-0

Motion to assign addresses at 329 Broadway Street was made by Member Voyles and seconded by Member Lockhart. Aye-6 Nay-0

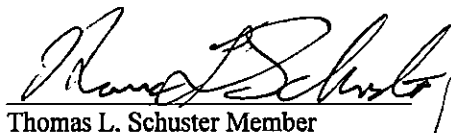
Motion to approve minutes from the last meeting was made by Member Voyles and seconded by member Schuster. Aye-6 Nay-0

Motion to close meeting was made by Member Lockhart and seconded by member Casteel. Aye-6 Nay-0

Meeting was concluded at 6:51pm

  
Louis R. Imhof, Jr. Chairperson

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Nancy J. Casteel Vice-Chairperson

  
Thomas L. Schuster Member

\_\_\_\_\_  
Woody Bailey Member

  
William K. Voyles Member

  
Paul Rhodes Member

  
Mike Lockhart Member

\_\_\_\_\_  
Kenneth J. Alexander Secretary

**SELLERSBURG PLAN COMMISSION  
(A.K.A. Sellersburg Planning and Zoning Board)**

**February 21, 2005**

The Sellersburg Planning and Zoning Commission met February 21, 2005 at the Sellersburg Town Hall, 316 East Utica Street.

President Louis R. Imhof, Jr. called the meeting to order at 6:23 P.M. Members present were, Louis R. Imhof, Jr., President, Michael N. Lockhart, member, Paul J. Rhodes, member, Thomas L. Schuster, member, William K. Voyles, member, Jonas "Jay" Tanner, Building Commissioner and David L. Kinder, Secretary.

Absent were Nancy J. Casteel, Vice-President and W. A. "Woody" Bailey, member.

First item on agenda is Preliminary plat approval for patio homes sub-division located Lot 3, Greenwood sub-division by Larry Birge and Michael Endris.

Nathan Grimes speaks for Birge and Endris and asks for a petition to vacate of Lot 3 and we will send notices to the residence in the Greenwood section one. We request preliminary approval.

William K. Voyles makes a motion to grant Preliminary Approval of Villas of Greenwood, subject lot 3 being vacated, seconded by Thomas L. Schuster. 5-aye, 0-nay, motion approved.

President Imhof has request for zoning change from I-1 to B-3 for Steve Doherty at 1228 Bringham Drive (Lot 10) of Air Port Business Center.

Michael N. Lockhart makes a motion to approve the zoning change from I-1 to B-3, seconded by Paul J. Rhodes. 5-aye, 0-nay, motion approved.

Dan Cristiani requests final approval for Cambridge Manor.

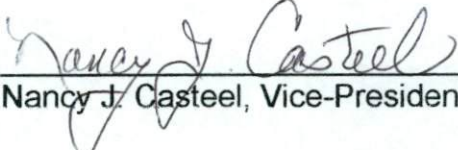
William K. Voyles makes a motion to approve the final plat for Cambridge Manor, seconded by Michael N. Lockhart. 5-aye, 0-nay, motion approved.

Thomas L. Schuster makes a motion to approve the minutes of the January 17, 2005 meeting, seconded by William K. Voyles. 5-aye, 0-nay, motion approved.

**Sellersburg Plan Commission**  
**February 21, 2005**  
**Page 2 of 2 pages**

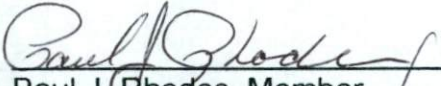
Michael N. Lockhart makes a motion to adjourn the meeting, seconded by William K. Voyles. 5-aye, 0-nay, motion approved and meeting adjourned 6:32 P.M.

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Louis R. Imhof, Jr., President

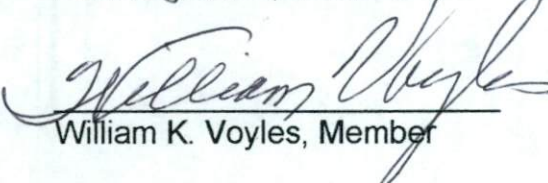
  
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Nancy J. Casteel, Vice-President

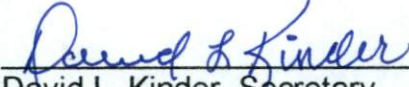
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W. A. "Woody" Bailey, Member

  
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Michael N. Lockhart, Member

  
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Paul J. Rhodes, Member

  
\_\_\_\_\_  
Thomas L. Schuster, Member

  
\_\_\_\_\_  
William K. Voyles, Member

  
\_\_\_\_\_  
David L. Kinder, Secretary

**SELLERSBURG PLAN COMMISSION  
(A.K.A. Sellersburg Planning and Zoning Board)**

**March 21, 2005**

The Sellersburg Planning and Zoning Commission met March 21, 2005 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by Vice-President William K. Voyles.

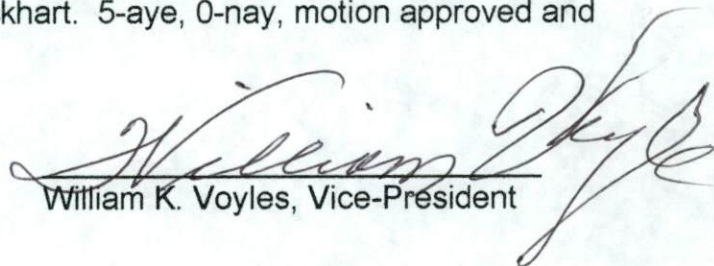
Vice-President William K. Voyles called the meeting to order at 6:22 P.M. Members present were, Member Nancy J. Casteel, Member Michael N. Lockhart, Member Paul J. Rhodes, Member Thomas L. Schuster, Building Commissioner Jonas "Jay" Tanner, Building Commissioner and David L. Kinder, Secretary.

Absent were President Louis R. Imhof, Jr. and Member W. A. "Woody" Bailey.

Michael N. Lockhart makes a motion to approve the minutes of the February 21, 2005 meeting, seconded by Nancy J. Casteel. 5-aye 0-nay, motion approved.

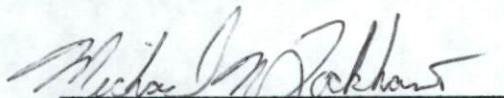
There being no other business Paul J. Rhodes makes a motion to adjourn the meeting, seconded by Michael N. Lockhart. 5-aye, 0-nay, motion approved and meeting adjourned at 6:32 P.M.

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Louis R. Imhof, Jr., President


  
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William K. Voyles, Vice-President

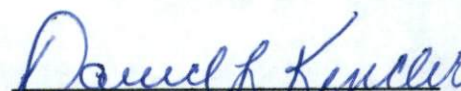
\_\_\_\_\_  
W. A. "Woody" Bailey, Member

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Nancy J. Casteel, Member

  
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Michael N. Lockhart, Member

  
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Paul J. Rhodes, Member

  
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Thomas L. Schuster, Member

  
\_\_\_\_\_  
David L. Kinder, Secretary



*Town of Sellersburg*

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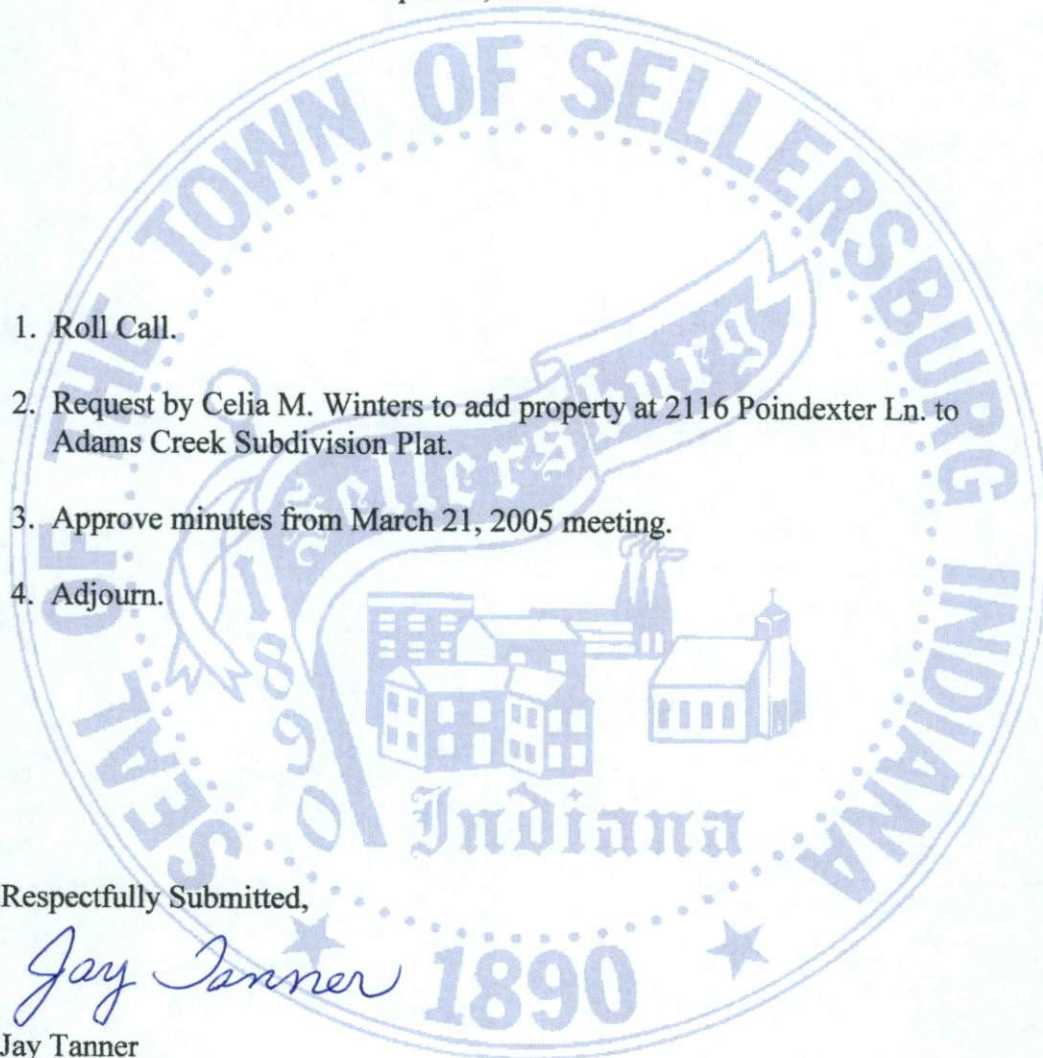
**SELLERSBURG PLAN COMMISSION**  
**REVISED AGENDA**  
April 18, 2005

1. Roll Call.
2. Request by Celia M. Winters to add property at 2116 Poindexter Ln. to Adams Creek Subdivision Plat.
3. Approve minutes from March 21, 2005 meeting.
4. Adjourn.

Respectfully Submitted,

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



**SELLERSBURG PLAN COMMISSION  
(A.K.A. Sellersburg Planning and Zoning Board)**

**April 18, 2005**

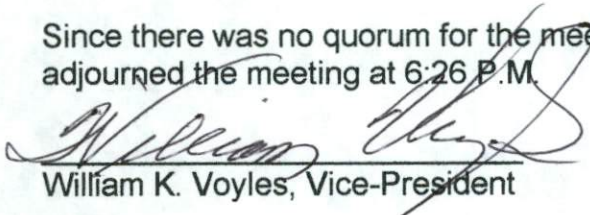
The Sellersburg Planning and Zoning Commission met April 18, 2005 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by Vice-President William K. Voyles.

Vice-President William K. Voyles called the meeting to order at 6:25 P.M. Members present were, Member Michael N. Lockhart, Member Thomas L. Schuster, Building Commissioner Jonas "Jay" Tanner, Building Commissioner and David L. Kinder, Secretary.

Members absent were Member Nancy J. Casteel, Member Paul J. Rhodes, and Member W. A. "Woody" Bailey.

Louis R. Imhof, Jr. had submitted his resignation from the Plan Commission to the Sellersburg Town Council at the Town Council meeting of April 11, 2005.

Since there was no quorum for the meeting, Vice President William K. Voyles adjourned the meeting at 6:26 P.M.

  
\_\_\_\_\_  
William K. Voyles, Vice-President

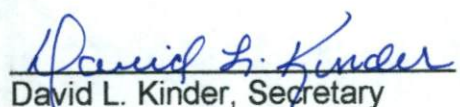
\_\_\_\_\_  
W. A. "Woody" Bailey, Member

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Nancy J. Casteel, Member

  
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Michael N. Lockhart, Member

\_\_\_\_\_  
Paul J. Rhodes, Member

  
\_\_\_\_\_  
Thomas J. Schuster, Member

  
\_\_\_\_\_  
David L. Kinder, Secretary



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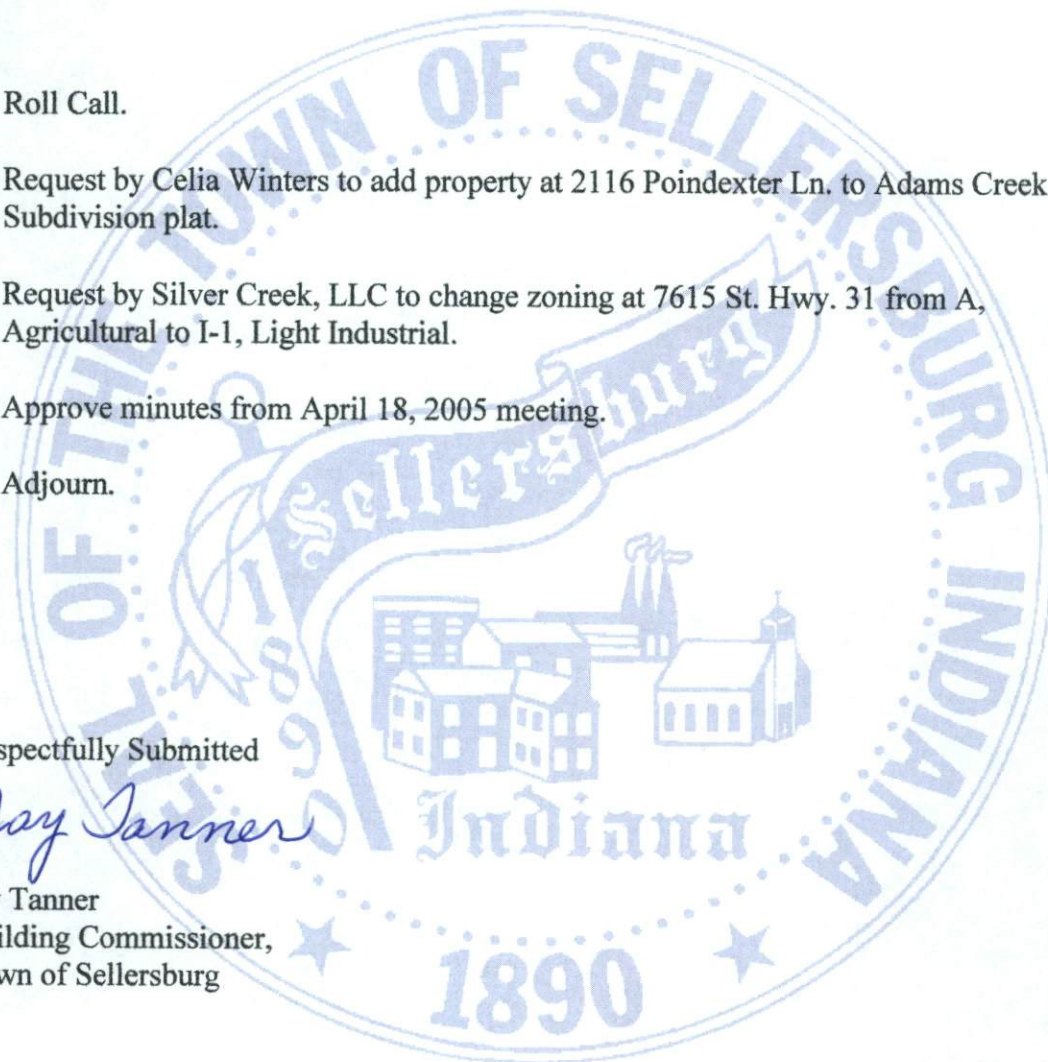
**SELLERSBURG PLAN COMMISSION  
AGENDA  
May 16, 2005**

1. Roll Call.
2. Request by Celia Winters to add property at 2116 Poindexter Ln. to Adams Creek Subdivision plat.
3. Request by Silver Creek, LLC to change zoning at 7615 St. Hwy. 31 from A, Agricultural to I-1, Light Industrial.
4. Approve minutes from April 18, 2005 meeting.
5. Adjourn.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



## **NOTICE OF PUBLIC HEARING**

### **NOTICE BY THE SELLERSBURG PLAN COMMISSION**

Notice is hereby given that the Sellersburg Plan Commission will hold a Public Hearing on April 18, 2005 at 6:30 p.m. in the Meeting Room of the Sellersburg Town Hall located at 316 East Utica Street, Sellersburg, Indiana to consider a petition by Celia Winters to allow the following:

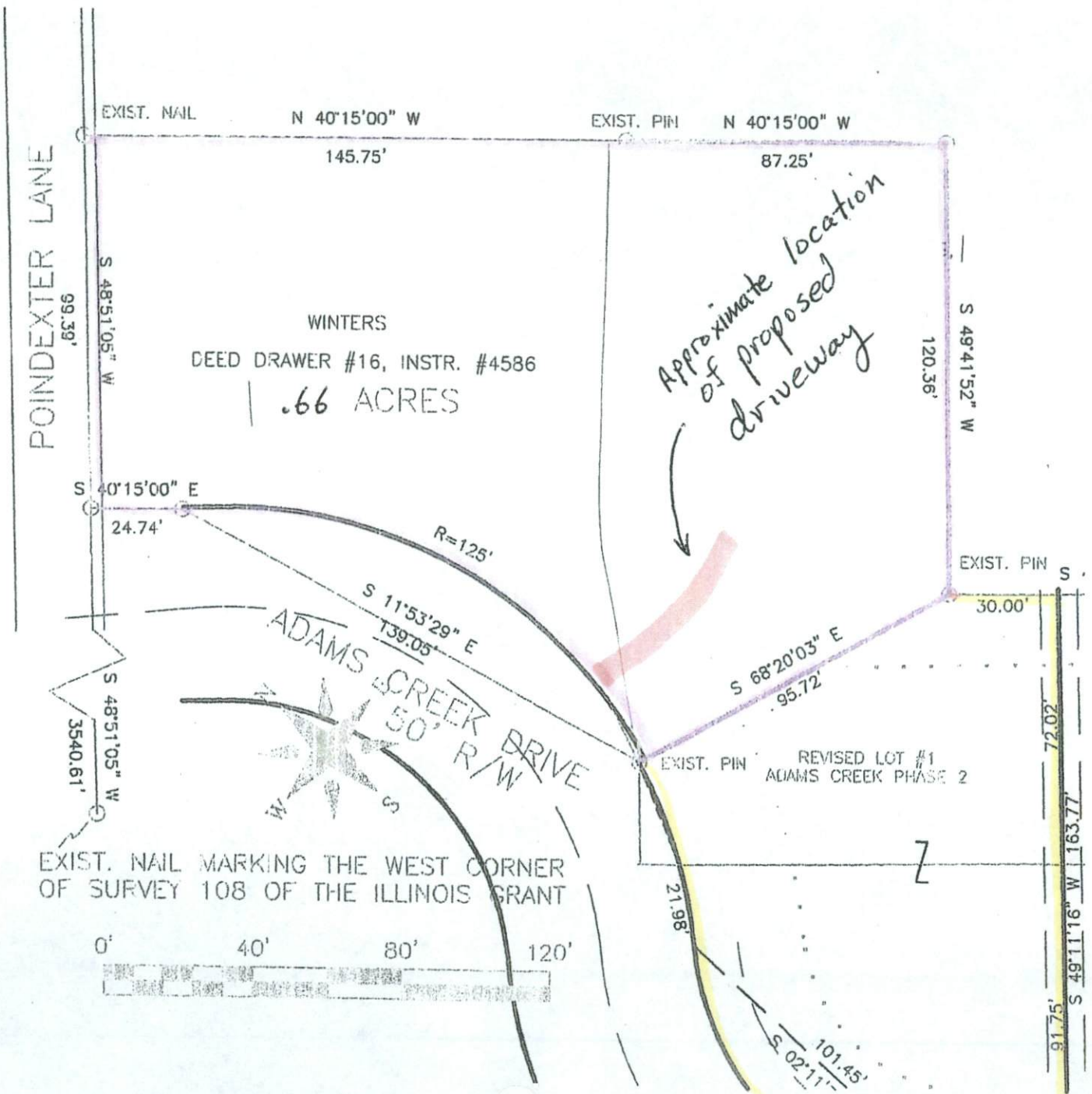
To request approval to construct a driveway from Adams' Creek Drive, Sellersburg that will provide access to a .66 acre piece of property adjacent to the subdivision for the purpose of constructing a residence that meets or exceeds all Restrictions & Covenants of the Adams' Creek Subdivision Phase One as well as all requirements of the Town of Sellersburg. The adjacent property was not originally included in the approved plat for Adams' Creek Phase One. Approval of this request may constitute a re-plat of the Adams' Creek Subdivision Phase One as shown in Plat Book 13, Page 12 of the Clark County, Indiana records.

A copy of this petition and all pertaining thereto are on file and available for examination prior to the Public Hearing at the offices of the Sellersburg Building Commissioners located in the Sellersburg Town Hall at 316 Utica Street, Sellersburg, Indiana 47172.

Written comments in support of or in opposition of the Petition may be filed with or mailed to the Sellersburg Building Commissioner prior to the Public Hearing at the above address, or filed with the Plan Commission Secretary at the Public Hearing. Said Public Hearing will be open to the public and any objectors will be heard at this meeting. Hearings may be continued from time to time as may be necessary.

Sellersburg Plan Commission





**SELLERSBURG PLAN COMMISSION  
(A.K.A. Sellersburg Planning and Zoning Board)**

**May 16, 2005**

The Sellersburg Planning and Zoning Commission met May 16, 2005 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by Vice-President William K. Voyles.

Vice-President William K. Voyles called the meeting to order at 6:17 P.M. Members present were, Member Michael N. Lockhart, Member Paul J. Rhodes, Member Thomas L. Schuster, Building Commissioner Jonas "Jay" Tanner, Utility Administrator Kenneth J. Alexander and David L. Kinder, Secretary.

Member Nancy J. Casteel was absent.

A request was made by Celia Winters to add property at 2116 Poindexter Lane to Adams Creek subdivision plat.

Michael N. Lockhart makes a motion to approve the request from Mrs. Winters, seconded by Thomas L. Schuster. 4-aye, 0-nay, motion approved.

Gregory C. Fifer, attorney-at-law, representing Silver Creek, LLC. requesting a zoning change from A-1 (agriculture) to I-1 (Light Industrial). First I want to present proof of publication reference this hearing. I also have the green certified mail notices sent to the list of adjoining property owners.

I want to introduce our presentation team: David Summitt, the owner of the property and the applicant; John Walling and Jason Emily of Koetter Construction, the designer and builder of the project; Tim Cook, with the firm Katz, Sapper and Miller of Indianapolis, to take the financial investment information and coordinate State investments and infrastructure and job training dollars through the State and the Department of Commerce; and Jack Ragland with the Southern Indiana Development Council.

We are requesting a rezoning of the (Deis) property.

Mr. Fifer goes over the Sellersburg Comprehensive Plan sighting several paragraphs.

**Sellersburg Planning and Zoning Board**  
**May 16, 2005**  
**Page 2 of 3 pages**

**David Summitt** explains about Summitt Trucking and what it can offer the community of Sellersburg.

**Jason Emily** and **John Walling**, Koetter Construction, explain the design and construction of the property.

**Trina Altman** owns property in Silver Glades subdivision and opposes this rezoning.

**Randy White** Silver Glades subdivision speaks in opposition to the rezoning.

**Jim Bartlett** lives on Butler Road, speaks in opposition to the rezoning.

**Rob Hartledge** lives on Butler Road, speaks in opposition to the rezoning.

**Betty Broady** has property adjoining the Dietz property and speaks in favor of the trucking terminal.

**Marsha Baldwin** lives next to the Dietz property and across from LineX and speaks in opposition to the rezoning.

**Vickie Hartledge** lives on Butler Road, and speaks in opposition to rezoning.

**David Franke** owns property next to the Dietz property and speaks in favor of the rezoning.

**Kirk Reisert** lives in Silver Glades and speaks in opposition to the rezoning.

**Melody McNames** Clark County Airport, explains about the airport expansion project and relocation of Bean Road.

**Jennifer Lindsey**, Silver Glades, speaks in opposition to the rezoning.

**Kenneth J. Alexander**, Sellersburg Utility Administrator, speaks in favor of the rezoning.

**Brandon White** Silver Glades, speaks in opposition to the rezoning.

**Claudia Schuster** lives in Forrest Estates, speaks in favor of the rezoning.



**Sellersburg Planning and Zoning Board**  
**May 16, 2005**  
**Page 3 of 3 pages**

**Paul J. Rhodes** makes a motion to change the zoning from A-1 to I-1, seconded by Michael N. Lockhart. 3 aye, 1-nay, motion is approved.

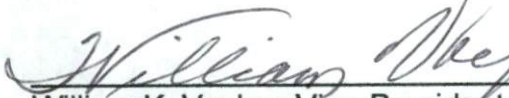
**Gregory C. Fifer** since this is a seven member plan board there must be four votes to take official action.

**WILLIAM P. McCALL, III, (Town Attorney):** states that it only takes a majority, three of the four members present to pass the motion.

**President Voyles** states that the motion has passed and it will be going to the Town Council.

**Paul J. Rhodes** makes a motion to approve the minutes of the March 22, 2005 meeting, seconded by Thomas J. Schuster. 4-aye, 0-nay, motion approved.

**Michael N. Lockhart** makes a motion to adjourn the meeting, seconded by Paul J. Rhodes. 4-aye, 0-nay motion approved and meeting adjourned.

  
William K. Voyles, Vice-President

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Nancy J. Casteel, Member

  
Michael N. Lockhart, Member

  
Paul J. Rhodes, Member

  
Thomas J. Schuster, Member

  
David L. Kinder, Secretary

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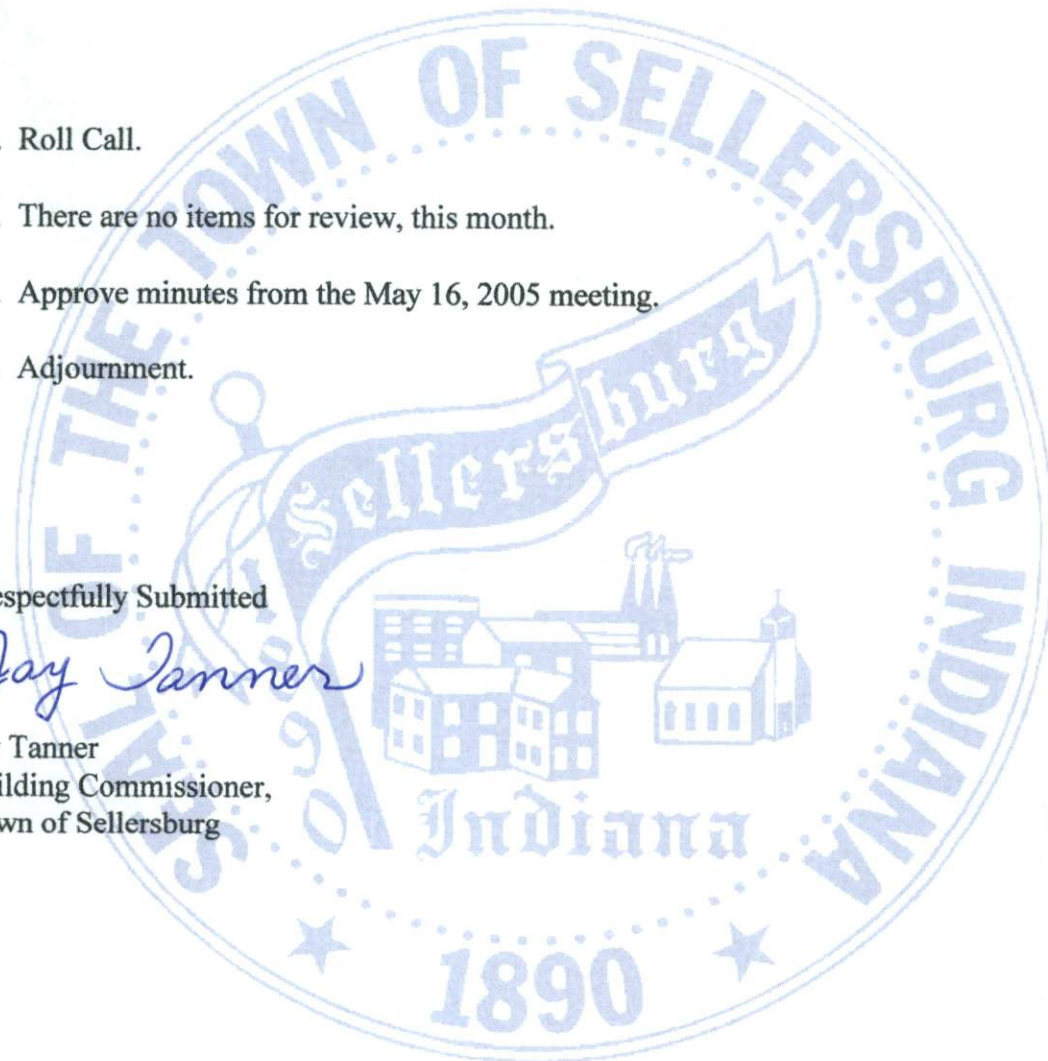
**SELLERSBURG PLAN COMMISSION**  
**AGENDA**  
June 20, 2005

1. Roll Call.
2. There are no items for review, this month.
3. Approve minutes from the May 16, 2005 meeting.
4. Adjournment.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg





**SELLERSBURG PLAN COMMISSION  
(A.K.A. Sellersburg Planning and Zoning Board)**

**June 20, 2005**

The Sellersburg Planning and Zoning Commission met June 20, 2005 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by Vice-President William K. Voyles.

Vice-President William K. Voyles called the meeting to order at 6:17 P.M. Members present were, Member Michael N. Lockhart, Member Paul J. Rhodes, Member Thomas L. Schuster, Building Commissioner Jonas "Jay" Tanner, Utility Administrator Kenneth J. Alexander and David L. Kinder, Secretary.

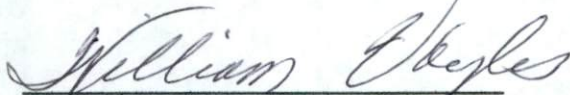
Member Nancy J. Casteel was absent.

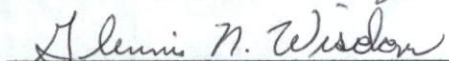
Glenn N. Wisdom is sworn in as a member of the Planning and Zoning Commission.

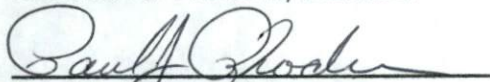
Michael N. Lockhart makes a motion to approve the minutes of the May 16, 2005 meeting, seconded by Thomas L. Schuster.


Michael N. Lockhart brings to the attention of the Commission that the president of the Planning and Zoning Commission serves on the Board of Zoning Appeals. Since Mr. Voyles is serving as acting president this Commission needs to elect officers at the next meeting and the president will then serve on the Board of Zoning Appeals.

Paul J. Rhodes makes a motion to adjourn the meeting, seconded by Michael N. Lockhart. 5-aye, 0-nay, motion approved.

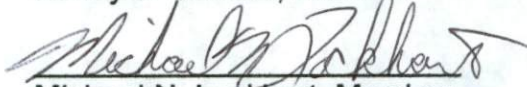
  
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William K. Voyles, Vice-President


  
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Glenn N. Wisdom, Member

  
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Paul J. Rhodes, Member

  
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David L. Kinder, Secretary

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Nancy J. Casteel, Member

  
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Michael N. Lockhart, Member

  
\_\_\_\_\_  
Thomas J. Schuster, Member



*Town of Sellersburg*

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**SELLERSBURG PLAN COMMISSION**

**AGENDA**

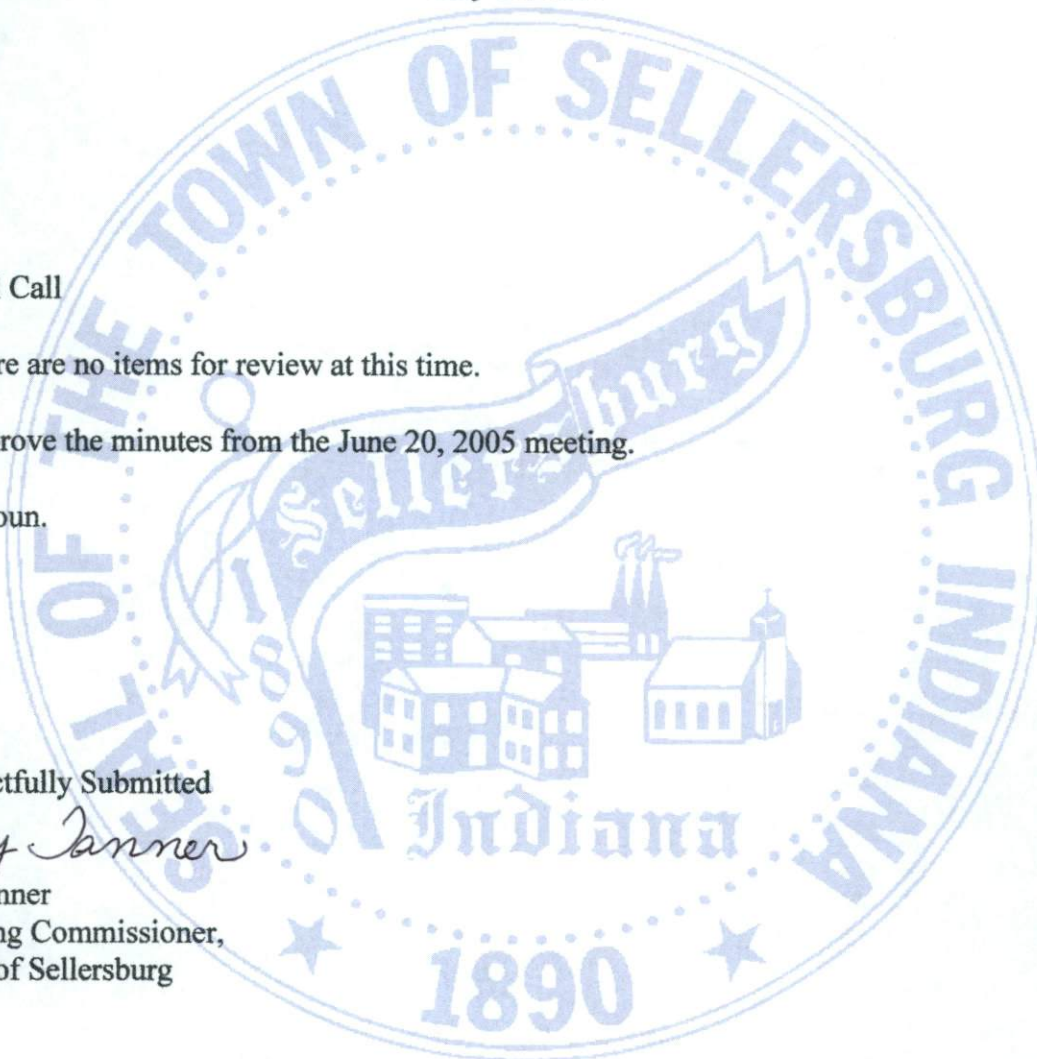
**July 18, 2005**

1. Roll Call
2. There are no items for review at this time.
3. Approve the minutes from the June 20, 2005 meeting.
4. Adjourn.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



**SELLERSBURG PLAN COMMISSION  
(A.K.A. Sellersburg Planning and Zoning Board)**

**July 18, 2005**


The Sellersburg Planning and Zoning Commission met July 8, 2005 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Thomas L. Schuster.

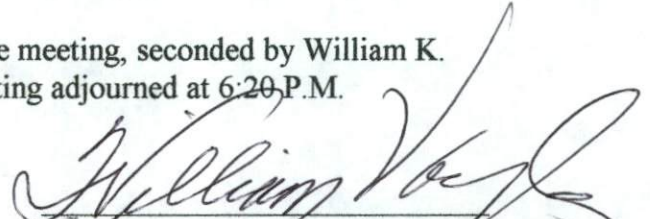
Vice-President William K. Voyles called the meeting to order at 6:14 P.M. Members present were, Vice-President William K. Voyles, Member Michael N. Lockhart, Member Paul J. Rhodes, Member Glennis N. Wisdom, Building Commissioner Jonas "Jay" Tanner and David L. Kinder, Secretary.


New Commission members Louis R. Imhof, Jr. and Marion Lee Mabe were sworn in by Clerk-Treasurer David L. Kinder.

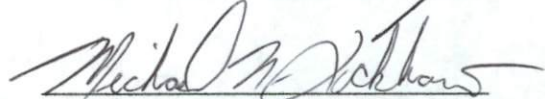
Paul J. Rhodes nominates Thomas L. Schuster as president of the Plan Commission, seconded by Glennis N. Wisdom. 7-aye, 0-nay, motion approved.

Louis R. Imhof, Jr. makes a motion to adjourn the meeting, seconded by William K. Voyles. 7-aye, 0-nay, motion approved and meeting adjourned at 6:20 P.M.

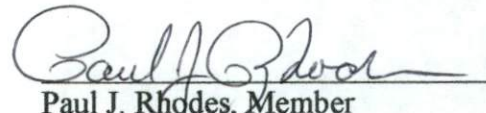
  
Thomas L. Schuster, President

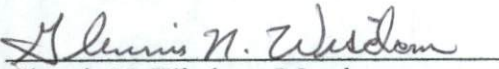
  
William K. Voyles, Vice-President


  
Louis R. Imhof, Jr., Member

  
Michael N. Lockhart, Member

  
Marion L. Mabe, Member

  
Paul J. Rhodes, Member

  
Glennis N. Wisdom, Member

  
David L. Kinder, Secretary



*Town of Sellersburg*

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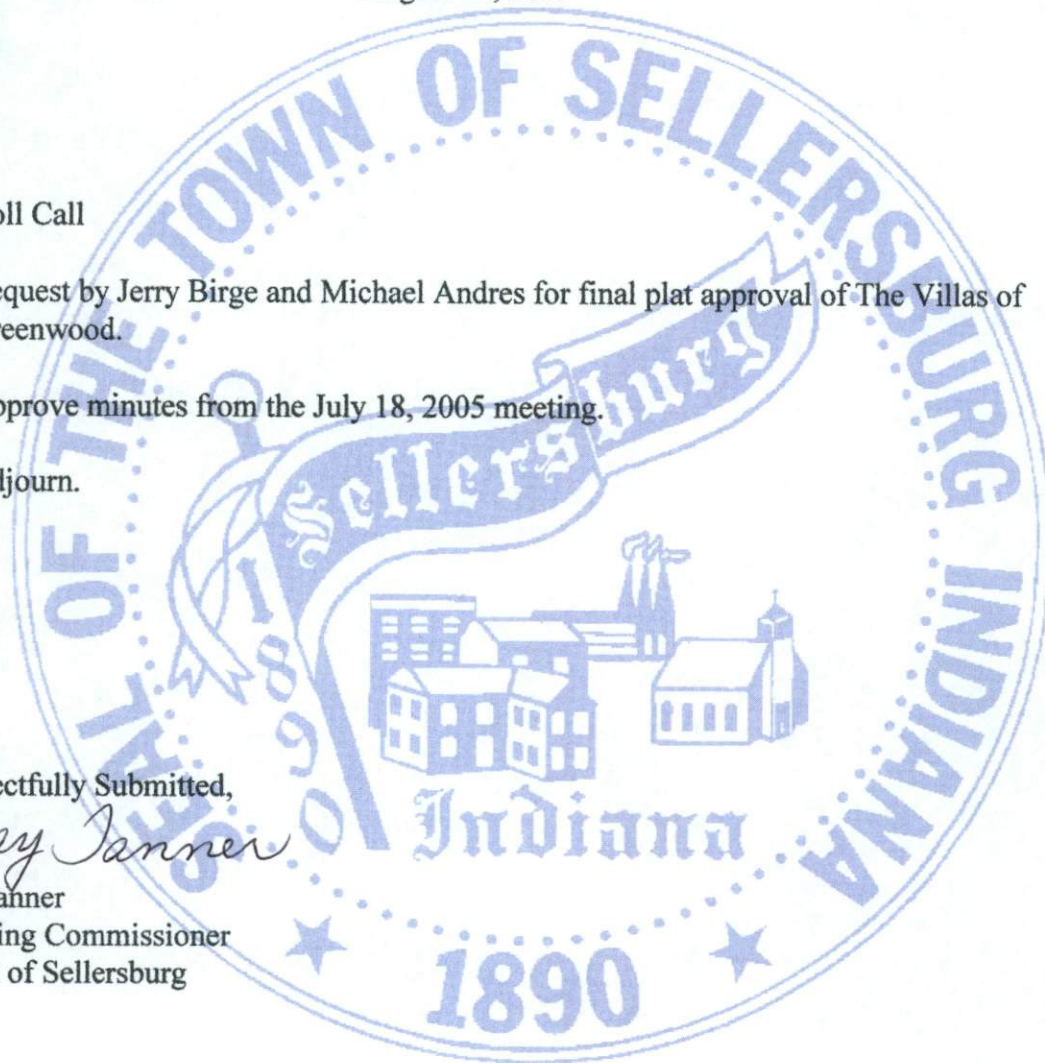
**SELLESBURG PLAN COMMISSION**  
**REVISED AGENDA**  
August 15, 2005

1. Roll Call
2. Request by Jerry Birge and Michael Andres for final plat approval of The Villas of Greenwood.
3. Approve minutes from the July 18, 2005 meeting.
4. Adjourn.

Respectfully Submitted,

*Jay Tanner*

Jay Tanner  
Building Commissioner  
Town of Sellersburg





**SELLERSBURG PLAN COMMISSION  
(A.K.A. Sellersburg Planning and Zoning Board)**

**August 15, 2005**


The Sellersburg Planning and Zoning Commission met August 15, 2005 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Thomas L. Schuster.

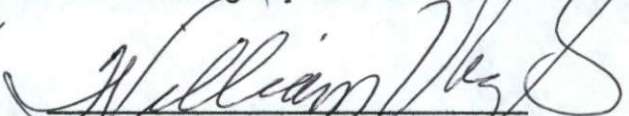
President Thomas L. Schuster called the meeting to order at 6:14 P.M. Members present were, President Thomas L. Schuster, Vice President William K Voyles, Member Louis R. Imhof, Jr., Member Michael N. Lockhart, Member Marion L. Mabe, Member Paul J. Rhodes, Member Glennis N. Wisdom, Building Commissioner Jonas "Jay" Tanner and David L. Kinder, Secretary.


Jerry Burges was not present and his request is tabled until next month, September 19, 2005,

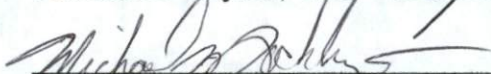
Louis R. Imhof, Jr. makes a motion to approve the minutes of the July 8, 2005 meeting, seconded by Glennis N. Wisdom. 7-aye, 0-nay, motion approved.

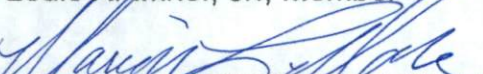
William K. Voyles makes a motion to adjourn the meeting, seconded by Louis R. Imhof, Jr. 7-aye, 0-nay, motion approved and meeting adjourned at 6:40 P.M.

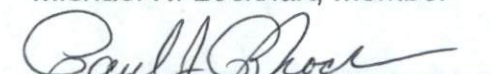
  
Thomas L. Schuster, President

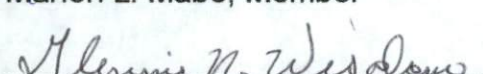
  
William K. Voyles, Vice-President

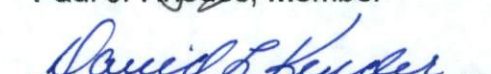
  
Louis R. Imhof, Jr., Member

  
Michael N. Lockhart, Member

  
Marion L. Mabe, Member

  
Paul J. Rhodes, Member

  
Glennis N. Wisdom, Member

  
David L. Kinder, Secretary

*Town of Sellersburg*

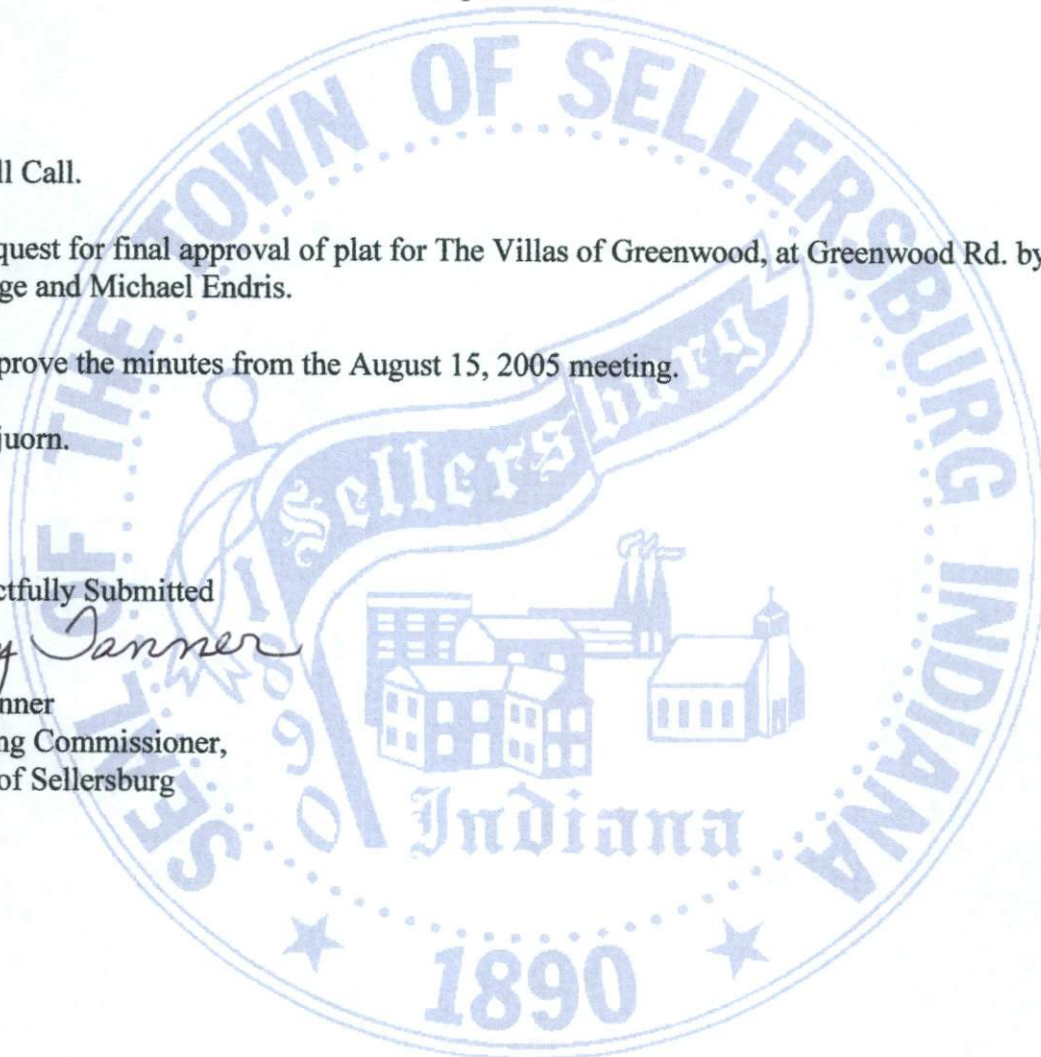
316 EAST UTICA STREET  
P.O. BOX 85  
SELLERSBURG, INDIANA 47172  
(812) 246-3821 FAX (812) 246-7040

**SELLERSBURG PLAN COMMISSION**  
**REVISED AGENDA**  
**September 19, 2005**

1. Roll Call.
2. Request for final approval of plat for The Villas of Greenwood, at Greenwood Rd. by Jerry Birge and Michael Endris.
3. Approve the minutes from the August 15, 2005 meeting.
4. Adjourn.

Respectfully Submitted

*Jay Tanner*  
Jay Tanner  
Building Commissioner,  
Town of Sellersburg





**SELLERSBURG PLAN COMMISSION  
(A.K.A. Sellersburg Planning and Zoning Board)**

**September 19, 2005**

The Sellersburg Planning and Zoning Commission met September 19, 2005 at the Sellersburg Town Hall, 316 East Utica Street.

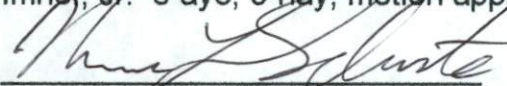
President Thomas L. Schuster called the meeting to order at 6:48 P.M. Members present were, President Thomas L. Schuster, Vice President William K Voyles, Member Louis R. Imhof, Jr., Member Michael N. Lockhart, Member Paul J. Rhodes, Member Glennis N. Wisdom, Building Commissioner Jonas "Jay" Tanner and David L. Kinder, Secretary.

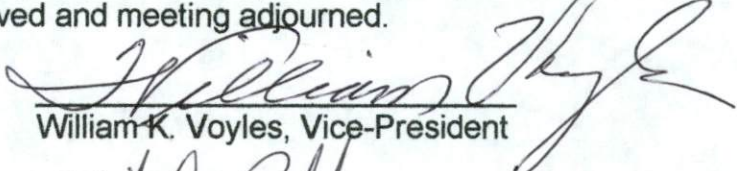
Member Marion L. Mabe was not present.

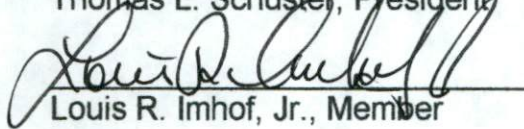
The final approval for the plat for the Villas of Greenwood submitted by Jerry Birge and Michael Endris were reviewed and Louis R. Imhof, Jr. made a motion to approve the plat, seconded by William K. Voyles. 6-aye, 0-nay, motion approved.

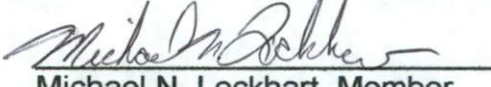
Louis R. Imhof, Jr. makes a motion to approve the minutes of the August 15, 2005 meeting, seconded by William K. Voyles. 6-aye, 0-nay, motion approved.

William K. Voyles makes a motion to adjourn the meeting, seconded by Louis R. Imhof, Jr. 6-aye, 0-nay, motion approved and meeting adjourned.

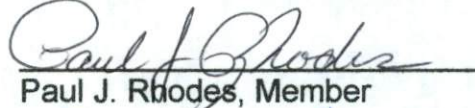
  
Thomas L. Schuster, President

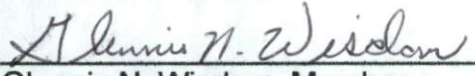
  
William K. Voyles, Vice-President

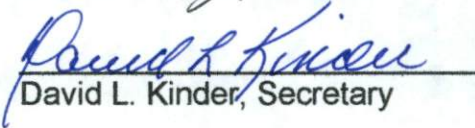
  
Louis R. Imhof, Jr., Member

  
Michael N. Lockhart, Member

Marion L. Mabe, Member

  
Paul J. Rhodes, Member

  
Glennis N. Wisdom, Member

  
David L. Kinder, Secretary



# *Town of Sellersburg*

316 EAST UTICA STREET  
P.O. BOX 85  
SELLERSBURG, INDIANA 47172  
(812) 246-3821 FAX (812) 246-7040

## **SELLERSBURG PLAN COMMISSION**

### **AGENDA**

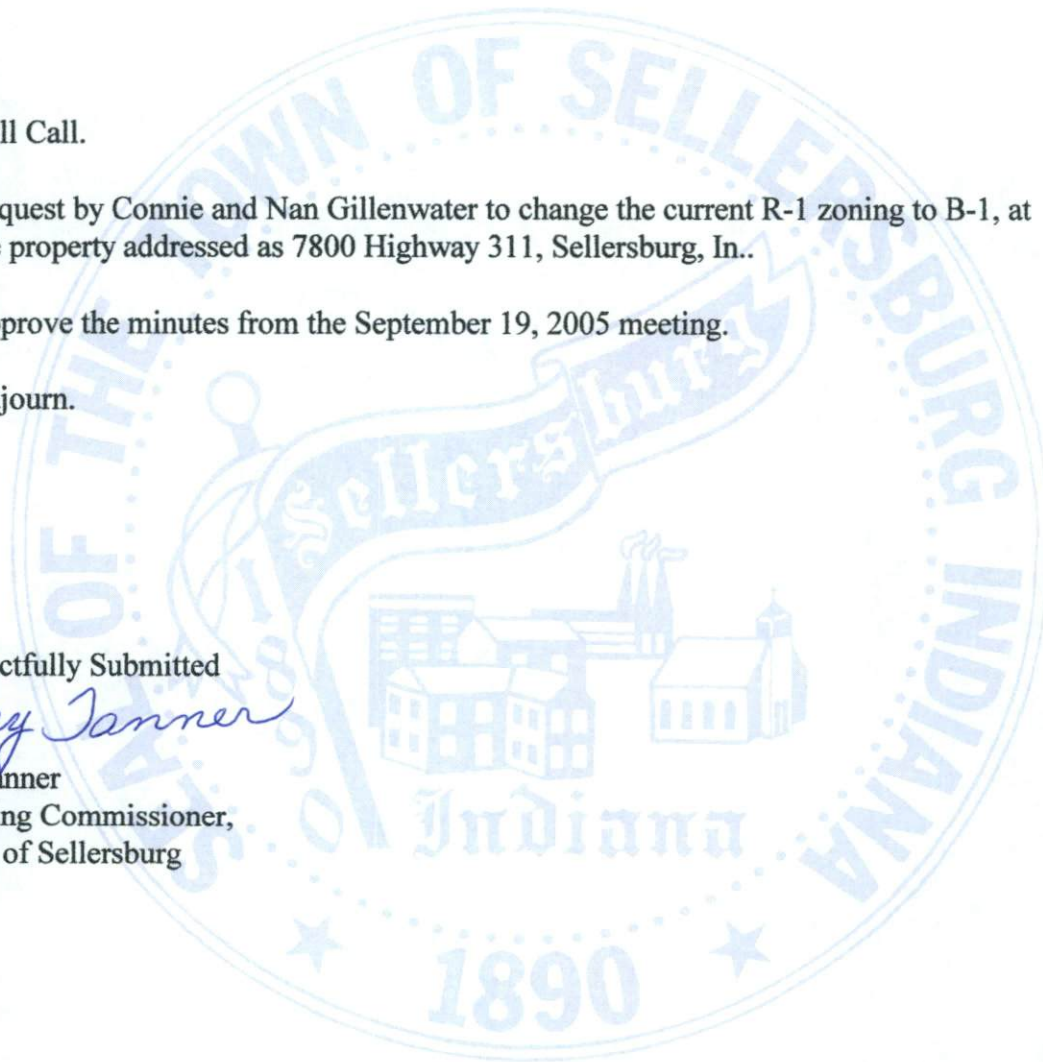
**October 19, 2005**

1. Roll Call.
2. Request by Connie and Nan Gillenwater to change the current R-1 zoning to B-1, at the property addressed as 7800 Highway 311, Sellersburg, In..
3. Approve the minutes from the September 19, 2005 meeting.
4. Adjourn.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



TOWN OF SELLERSBURG  
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

Notice is hereby given that CONNIE GILLENWATER and NAN GILLENWATER, 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 the Town of Sellersburg, Clark County, Indiana, from Single Family Residences (R-1 District) to Local Business (B-1 District) to-wit:

Part of Survey No. 108 of the Illinois Grant, described as follows: Beginning at the iron pin at the common corners of Surveys Nos. 88, 108 and 110 of the Illinois Grant; thence N. 40 deg. 04 min. W. along the original line dividing Surveys Nos. 108 and 110, 1993 feet more or less to a point in the center line of U.S. Highway No. 31-W; thence S. 9 deg. 07 min. W. along the center line of said Highway 1167.2 feet to a nail in said center line the true place of beginning; thence N. 68 deg. 11 min. E. 220.0 feet to an iron pipe; thence S. 7 deg. 11 min. W. 407.3 feet to an iron pipe; thence N. 71 deg. 17 min. W. 224.7 feet to a nail in the center of U.S. Highway No. 31-W; thence N. 17 deg. 11 min. E. along the center line of said highway 136.6 feet to a nail; thence N. 9 deg. 07 min. E. along the center line of said highway 121.3 feet to the true place of beginning, containing 1.533 acres more or less, hereby conveyed, subject to the right of way of U.S. Highway No. 31-W.

The street address of the property, which is the subject of the petition is 7800 Highway 311, Sellersburg, IN 47172.

All persons are hereby notified that a public hearing will be held on Monday, October 17, 2005, at 6:00 o'clock P. M., 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 30th day of September, 2005.

---

Thomas Schuster, President, Town of  
Sellersburg Planning and Zoning  
Commission

To be published in the  
Evening News 10 days prior  
to meeting date.

c:\client\re\zoning\gillenwater\notice



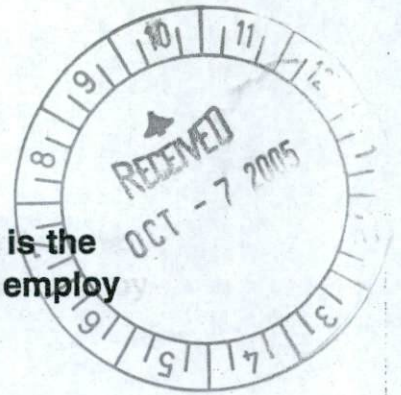
**Proof of**

**P TOWN OF SELLERSBURG PLANNING AND ZONING COMMISSION LEGAL NOTICE**

Notice is hereby given that CONNIE GILLENWATER and NAN GILLENWATER, 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 the Town of Sellersburg, Clark County, Indiana, from Single Family Residences (R-1 District) to Local Business (B-1 District) to-wit: Part of Survey No. 108 of the Illinois Grant, Described as follows: Beginning at the iron pin at the common corners of Surveys Nos. 88, 108 and 110 of the Illinois Grant; thence N. 40 deg. 04 min. W. along the original line dividing Surveys Nos. 108, and 110, 1993 feet more or less to a point in the center line of U.S. Highway No. 31-W; thence S. 9 deg. 07 min. W. along the center line of said Highway 1167.2 feet to a nail in said center line the true place of beginning; thence N. 68 deg. 11 min. E. 220.0 feet to an iron pipe; thence S. 7 deg. 11 min. W. 407.3 feet to an iron pipe; thence N. 71 deg. 17 min. W. 224.7 feet to a nail in the center of U.S. Highway No. 31-W; thence N. 17 deg. 11 min. E. along the center line of said highway 136.6 feet to a nail; thence N. 9 deg. 07 min. E. along the center line of said highway 121.3 feet to the true place of beginning, containing 1.533 acres more or less, hereby conveyed, subject to the right of way of U.S. Highway No. 31-W. The street address of the property, which is the subject of the petition is 7800 Highway 311, Sellersburg, IN 47172. All persons are hereby notified that a public hearing will be held on Monday, October 17, 2005, at 6:00 o'clock P.M., 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 30th day of September, 2005. Thomas Schuster, President, Town of Sellersburg Planning and Zoning Commission. Oct. 4

Fe

**STATE OF INDIANA  
COUNTY OF CLARK - SS**



Selena K. Timberlake On oath says that she is the bookkeeper of the Evening News and In the employ of the publisher of

**THE EVENING NEWS**

a daily newspaper of general circulation printed and published in the city of Jeffersonville, Clark County, State of Indiana, and further says that the annexed advertisement was published in said paper for #( / ) times(s) to-wit: In issue of said Evening News dated: October 4, 2005.

(X) Selena K Timberlake

**STATE OF INDIANA  
COUNTY OF CLARK**

Subscribed and sworn to before me this

6<sup>TH</sup> day of October, 2005.

(X) Joann Galligan JOANN GALLIGAN

Notary Public, Clark County, Indiana

(My Commission Expires)

September 9, 2006

06508778



**SELLERSBURG PLAN COMMISSION  
(A.K.A. Sellersburg Planning and Zoning Board)**

**October 17, 2005**

The Sellersburg Planning and Zoning Commission met October 17, 2005 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Thomas L. Schuster at 6:17 P.M..

Members present were, President Thomas L. Schuster, Vice President William K Voyles, Member Louis R. Imhof, Jr., Member Michael N. Lockhart, Member Marion L. Mabe, Member Paul J. Rhodes, Member Glennis N. Wisdom, Utility Administrator Kenneth J. Alexander and David L. Kinder, Secretary.

Building Commissioner Jonas "Jay" Tanner was absent and Kenneth J. Alexander substituted for him.

Have a request for rezoning of the property at 7800 State Road 311 by Connie and Nan Gillenwater.

Virgil Bolly, Attorney-at-law, is representing the Gillenwaters.

Mr. Bolly produces proof of publication, newspaper legal notice and notices to adjoining property owners. He states the request is to change the zoning from R-1 to B-1 at 7800 State Road 311.

There are no objections from any neighbors.

Mr. Bolly, states that originally he was being told that the property was not in Town. He shows the Board a map showing that the property is within the Town limits. Also Mr. Gillenwater has paid Town taxes on this property since 1994, when he acquired the property and I am certain the legal description is correct.

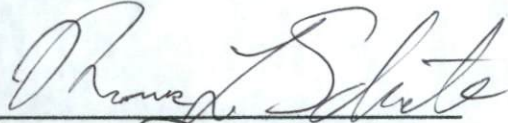
Mr. Gillenwater has some people that are interested in the property and wish to build something there. It will be a small unit with a couple of units in it.

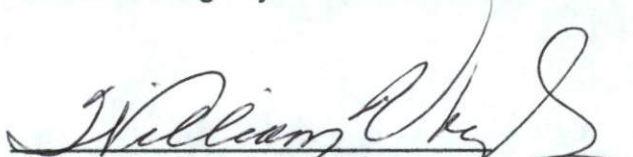
William K. Voyles makes a motion to approve the change from R-1 to B-1 for the property at 7800 State Road 311, seconded by Michael N. Lockhart. 7-aye, 0-nay, motion approved.

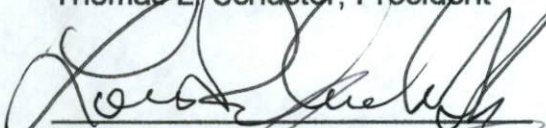
Paul J. Rhodes makes a motion to approve the minutes of the September 19, 2005, seconded by Louis J. Imhof, Jr. 7-aye, 0-nay, motion approved.

**Sellersburg Plan Commission Meeting**  
**October 17, 2005**  
**Page 2 of 2 pages**


Louis J. Imhof, Jr. makes a motion to adjourn the meeting, seconded by William K. Voyles. 7-aye, 0-nay, motion approved and meeting adjourned at 6:29 P.M.

  
Thomas L. Schuster, President

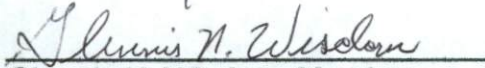
  
William K. Voyles, Vice-President


  
Louis R. Imhof, Jr., Member

  
Michael N. Lockhart, Member

  
Marion L. Mabe, Member

  
Paul J. Rhodes, Member

  
Glenn N. Wisdom, Member

  
David L. Kinder, Secretary

*Town of Sellersburg*

316 EAST UTICA STREET  
P.O. BOX 85  
SELLERSBURG, INDIANA 47172  
(812) 246-3821 FAX (812) 246-7040

**SELLERSBURG PLAN COMMISSION**

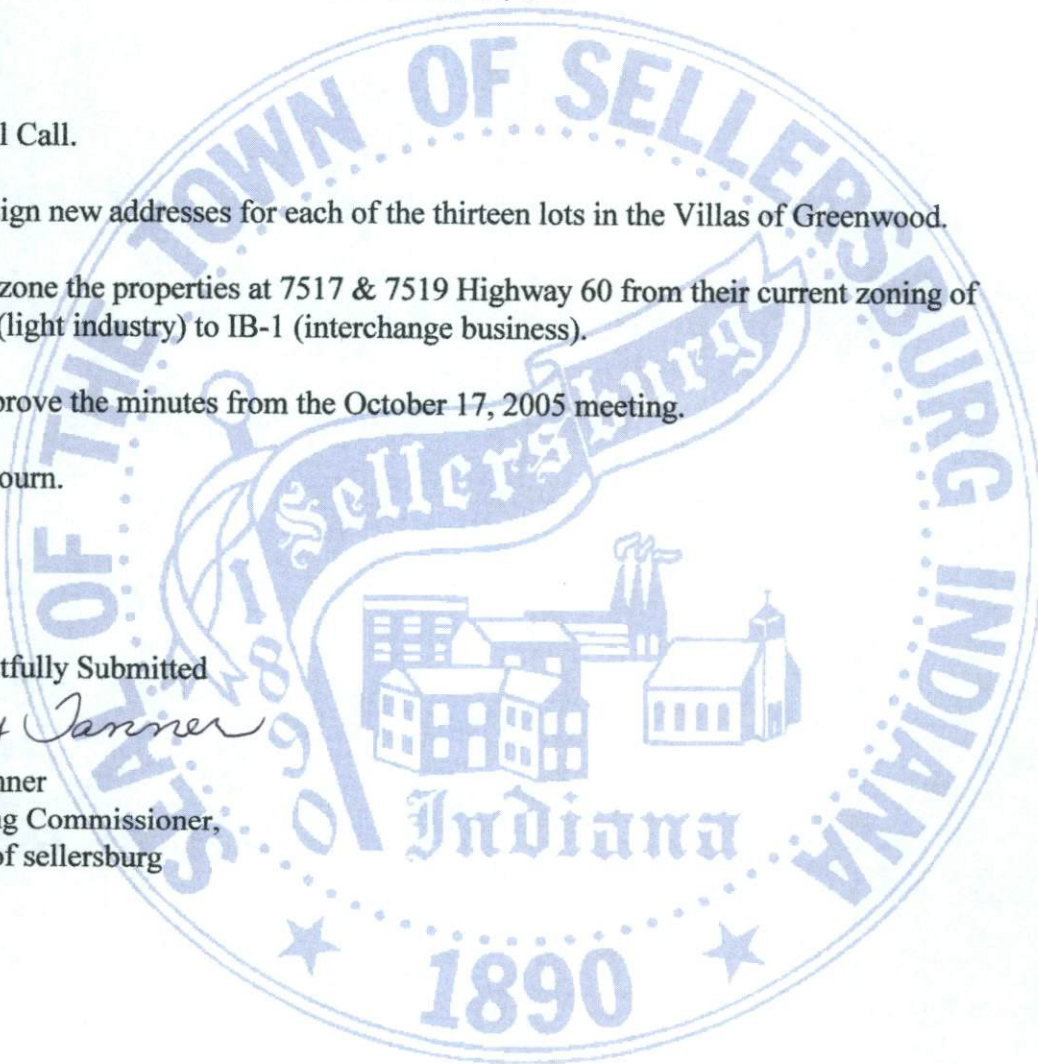
**AGENDA**

November 21, 2005

1. Roll Call.
2. Assign new addresses for each of the thirteen lots in the Villas of Greenwood.
3. Re-zone the properties at 7517 & 7519 Highway 60 from their current zoning of I-1 (light industry) to IB-1 (interchange business).
4. Approve the minutes from the October 17, 2005 meeting.
5. Adjourn.

Respectfully Submitted

*Jay Tanner*  
Jay Tanner  
Building Commissioner,  
Town of sellersburg





**SELLERSBURG PLAN COMMISSION  
(A.K.A. Sellersburg Planning and Zoning Board)**

**November 21, 2005**

The Sellersburg Planning and Zoning Commission met November 21, 2005 at the Sellersburg Town Hall, 316 East Utica Street.

President Thomas L. Schuster called the meeting to order at 6:20 P.M. Members present were, President Thomas L. Schuster, Vice President William K Voyles, Member Louis R. Imhof, Jr., Member Michael N. Lockhart, Member Marion L. Mabe, Member Paul J. Rhodes, Member Glennis N. Wisdom, Building Commissioner Jonas "Jay" Tanner and David L. Kinder, Secretary.

**BUILDING COMMISSIONER TANNER** presents new addresses for the Villas of Greenwood. Lot 13 is 1000, Lot 12 is 1002, Lot 11 is 1004, Lot 10 is 1006, Lot 9 is 1008, Lot 8 is 1010, Lot 7 is 1012, Lot 6 is 1014, Lot 5 is 1016, Lot 1 is 1015, Lot 2 is 1013, Lot 3 is 1011, and Lot 4 is 1009.

**GLENNIS N. WISDOM**, makes a motion to assign those addresses to the Lots, seconded by William K. Voyles:

**NATHAN GRIMES** presents a name change from the Villas of Greenwood and now it is Villas of Greenwood Condominiums, everything is the same except the lots have been taken away because it is a condominium complex so basically everyone owns one thirteenth of the whole area.

**MICHAEL N. LOCKHART** makes a motion to change the designation from the Villas of Greenwood to the Villas of Greenwood Apartment Condominiums seconded by William K. Voyles. 7-aye, 0-nay, motion approved.

**BUILDING COMMISSIONER TANNER** rezone the property 7517 and 7519 Highway 60 from its current zoning of I-1 (light industrial) to I-B (interchange business).

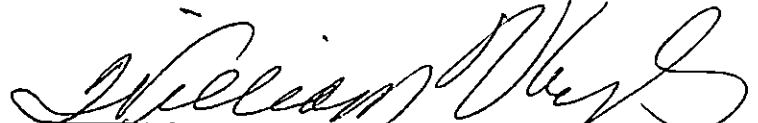
**MICHAEL N. LOCKHART** makes a motion to table this until the December 19, 2005 meeting, seconded by William K. Voyles. 7-aye, 0-nay, motion approved.

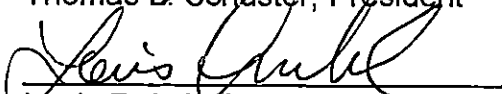
**LOUIS R. IMHOF, JR.** makes a motion to approve the minutes of the October 17, 2005 meeting, seconded by William K. Voyles. 7-aye, 0-nay, motion approved.

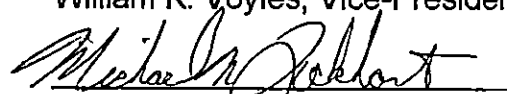
**Sellersburg Plan Commission**  
**November 21, 2005**  
**Page 2 of 2 pages**

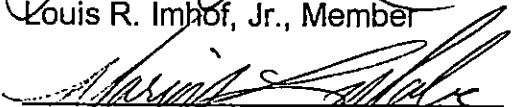
**LOUIS R. IMHOF, JR.** makes a motion to adjourn the meeting, seconded by Michael N. Lockhart. 7-aye, 0-nay, motion approved and meeting adjourned at 6:37 P.M.

  
Thomas L. Schuster, President

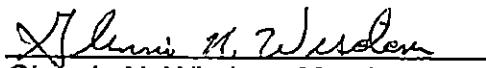
  
William K. Voyles, Vice-President

  
Louis R. Imhof, Jr., Member

  
Michael N. Lockhart, Member

  
Marion L. Mabe, Member

  
Paul J. Rhodes, Member

  
Glennis N. Wisdom, Member

\_\_\_\_\_  
David L. Kinder, Secretary

**SELLERSBURG PLAN COMMISSION  
(A.K.A. Sellersburg Planning and Zoning Board)**

**December 19, 2005**

The Sellersburg Planning and Zoning Commission met December 19, 2005 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Thomas L. Schuster at 6:17 P.M...

Members present were, President Thomas L. Schuster, Vice President William K. Voyles, Member Louis R. Imhof, Jr., Member Michael N. Lockhart, Member Marion L. Mabe, Member Paul J. Rhodes, Member Glennis N. Wisdom, Building Commissioner Jonas "Jay" Tanner and David L. Kinder, Secretary.

This is a tabled request from last month's meeting for rezoning of the property at 7517 and 7519 State Road 60, from current zoning of I-1 (light industry) to I-B (interchange business).

Building Commissioner "Jay" Tanner states that Mr. Hahn has fulfilled the requirements of public notification, notifying his neighbors.

Marion L. Mabe makes a motion to approve the zoning change, seconded by Glennis N. Wisdom. 7-aye, 0-nay, motion approved.

Mr. Tanner states that street numbers need to be assigned to the property lots at Cambridge Manor on West Utica Street.

**NATHAN GRIMES, (Renaissance Design Build, Inc)**, is representing Danny Cristiani and is addressing the patio homes of Cambridge Manor. The drive is going to be called Cambridge Manor Drive and I have a scheme, addresses on the right are even and on the left are odd, so I started 1001 for lot 1 going up to 1015 for lot 8 and then starting 1016 for lot 13 and even numbers to 1024 for lot 9 in the back.

Michael N. Lockhart makes a motion to assign the (street) numbers that are recommended, seconded by William K. Voyles. 7-aye, 0-nay, motion approved.

**VIRGIL BOLLY, (Attorney-at-Law)**, representing Connie and Nan Gillenwater requesting rezoning of property at 7800 State Road 311 from R-1 (single family residences) to B-3 (local business).

Mr. Bolly presents proof of Publication and U. S. Postal Service Certified Mail Receipts for notifications to the adjoining property owners.




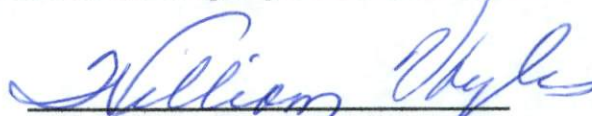
**Sellersburg Plan Commission**  
**December 19, 2005**  
**Page 2 of 2 pages**

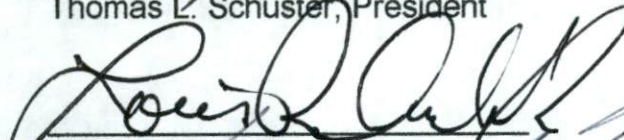
Michael N. Lockhart makes a motion to rezone the property to B-3 (local business) from R-1 (single family residences), seconded by Louis R. Imhof, Jr. 7-aye, 0-nay, motion approved.

Louis R. Imhof, Jr. makes a motion to approve the minutes of the November 21, 2005 meeting, seconded by William K. Voyles. 7-aye, 0-nay, motion approved.


William K. Voyles makes a motion to adjourn the meeting, seconded by Louis R. Imhof, Jr. 7-aye, 0-nay, motion approved and meeting adjourned at 6:35 P.M.

  
Thomas L. Schuster, President

  
William K. Voyles, Vice-President


  
Louis R. Imhof, Jr., Member

  
Michael N. Lockhart, Member

  
Marion L. Mabe, Member

  
Paul J. Rhodes, Member

\_\_\_\_\_  
Glenn N. Wisdom, Member

  
David L. Kinder, Secretary

**Attachments:**

Hawn letter to National Distributors  
Proof of Publication and Certified Mail Return Cards  
Address Plan Cambridge Manor

*Town of Sellersburg*

316 EAST UTICA STREET  
P.O. BOX 85  
SELLERSBURG, INDIANA 47172  
(812) 246-3821 FAX (812) 246-7040

**SELLERSBURG PLAN COMMISSION**

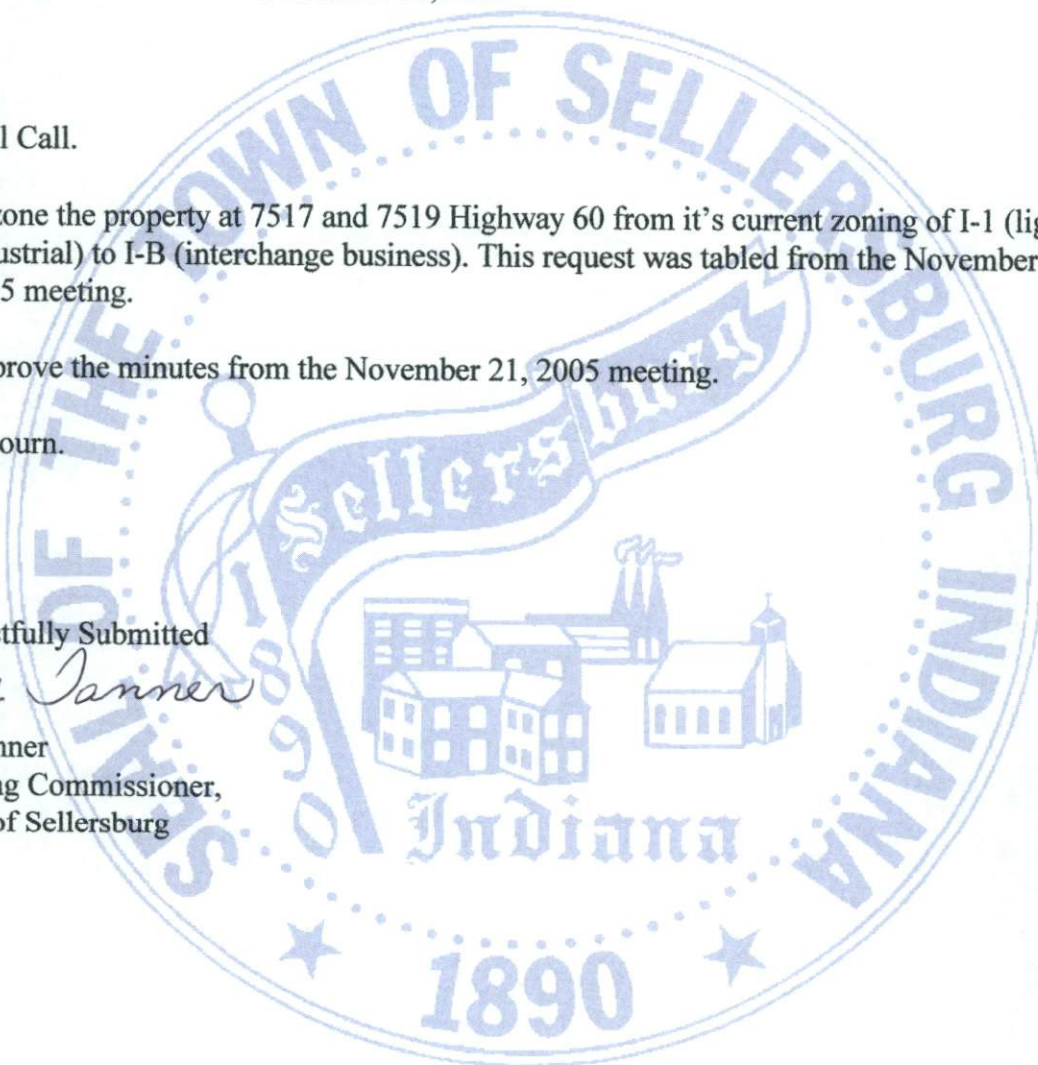
**AGENDA**

December 19, 2005

1. Roll Call.
2. Rezone the property at 7517 and 7519 Highway 60 from it's current zoning of I-1 (light industrial) to I-B (interchange business). This request was tabled from the November 21, 2005 meeting.
3. Approve the minutes from the November 21, 2005 meeting.
4. Adjourn.

Respectfully Submitted

*Jay Fanner*  
Jay Fanner  
Building Commissioner,  
Town of Sellersburg



MIKE HAWN  
7519 Highway 60  
Sellersburg, IN 47172  
Cell Phone: (502) 817-4881

December 5, 2005

National Distributors, Inc.  
C/o Robert Vaughn  
1517 Avco Blvd  
Sellersburg, IN 47172

Dear Mr. Vaughn:

Please be advised with this letter we have requested that both properties at 7517 & 7519 Highway 60 be rezoned from I-1 Industrial to IB-1 Commercial.

There is a Town Board meeting 12/19/5 @ 6:00 p.m. at the Town Hall in Sellersburg if you wish to contest this action.

---

If you have any questions prior to this date, please feel free to contact me at either (812-246-1228 or (502) 817-4881.

Sincerely,

Mike Hawn



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
*National Distributors*  
*90 Robert Vaughan*  
*1517 Arco Blvd.*  
*Sellersburg IN 47172*

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature: *[Signature]*  Agent  Addressee

B. Received by (Printed Name): \_\_\_\_\_ C. Date of Delivery: *12/18/05*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label) **7004 2510 0000 4639 8360**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7004 2510 0000 4639 8360

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

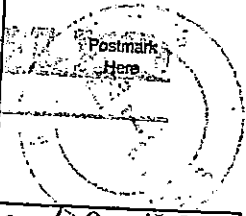
For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
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Sent To: *Robert Vaughan Nat Dist*  
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 City, State, ZIP+4: *Sellersburg IN 47172*

PS Form 3800, June 2002 See Reverse for Instructions







**Proof of**

**TOWN OF SELLERSBURG PLANNING AND ZONING COMMISSION LEGAL NOTICE**

Notice is hereby given that CONNIE GILLENWATER and NAN GILLENWATER, 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 the Town of Sellersburg, Clark County, Indiana, from Single Family Residences (R-1 District) to Local Business (B-3 District) to-wit: Part of Survey No. 108 of the Illinois Grant, described as follows: Beginning at the iron pin at the common corners of Surveys Nos. 88, 108 and 110 of the Illinois Grant; thence N. 40 deg. 04 min. W. along the original line dividing Surveys Nos. 108, and 110, 1993 feet more or less to a point in the center line of U.S. Highway No. 31-W; thence S. 9 deg. 07 min. W. along the center line of said Highway 1167.2 feet to a nail in said center line the true place of beginning; thence N. 68 deg. 11 min. E. 220.0 feet to an iron pipe; thence S. 7 deg. 11 min. W. 407.3 feet to an iron pipe; thence N. 71 deg. 17 min. W. 224.7 feet to a nail in the center of U.S. Highway No. 31-W; thence N. 17 deg. 11 min. E. along the center line of said highway 136.6 feet to a nail; thence N. 9 deg. 07 min. E. along the center line of said highway 121.3 feet to the true place of beginning, containing 1.533 acres more or less, hereby conveyed, subject to the right of way of U.S. Highway No. 31-W. The street address of the property, which is the subject of the petition is 7800 Highway 311, Sellersburg, IN 47172. All persons are hereby notified that a public hearing will be held on Monday, December 19, 2005, at 6:00 o'clock P.M., 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 21st day of November, 2005. Thomas Schuster, President, Town of Sellersburg Planning and Zoning Commission. Dec. 9

**STATE OF INDIANA  
COUNTY OF CLARK - SS**

Selena K. Timberlake On oath says that she is the bookkeeper of The Evening News and in the employ of the publisher of



**THE EVENING NEWS,**

a daily newspaper of general circulation printed and published in the city of Jeffersonville, Clark County, State of Indiana, and further says that the annexed advertisement was published in said paper for #( 1 ) time(s) to-wit: In issue of said The Evening News dated: December 9, 2005.

(X) Selena K Timberlake

**STATE OF INDIANA  
COUNTY OF CLARK**

subscribed and sworn to before me this 9th day of December, 2005.

(X) Joann Galligan JOANN GALLIGAN

**Notary Public, Clark County, Indiana  
(My Commission Expires)**

September 9, 2006

**Publication**

**Fee \$** 67.54

0650 9199

*Pl. 12-13-05*