

**SELLERSBURG PLAN COMMISSION**  
**AGENDA**  
January 17, 2011

1. Roll Call.
2. A request by John Neace to re-zone the property at 401-417 E. Utica Street from B-2 to R-3 to allow the construction of 16 apartment units. *encl*
3. A request by James and Eileen Mitchell to re-zone the property at 415 E. Utica Street from B-2 to R-3 to allow the construction of 16 apartment units.
4. Approve the minutes from the December 20, 2010 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)**  
**January 17, 2011**

The minutes as written are not verbatim from the meeting.

The Sellersburg Planning and Zoning Board met January 17, 2011 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Randall W. Mobley at 6:09 P.M.

Members present were, President Randall W. Mobley, Member Kenneth J. Alexander, Member Francis A. Conroy, Member James H. LaMaster, Member Michael N. Lockhart, Member Thomas M. McEwen Building Commissioner Jonas "Jay" Tanner and David L. Kinder, Secretary.

Vice-President William K. Voyles was absent.

**DAVID L. KINDER, Clerk-Treasurer**, administers Oath of Office to James H. LaMaster.

**JAMES H. LaMASTER** nominates Randall W. Mobley as President of Planning and Zoning Board for the year 2011, seconded by Francis A. Conroy. 5-aye, 1 abstains, motion is approved.

**JAMES H. LaMASTER** nominates Francis A. Conroy as Vice-President of Planning and Zoning Board for the year 2011, seconded by Thomas M. McEwen. 5-aye, 1-abstains, motion is approved.

**MICHAEL N. LOCKHART** nominates Randall W. Mobley to serve on the Zoning Appeals Board as the Planning and Zoning appointment, seconded by James H. LaMaster. 5-aye, 1-abstains, motion is approved.

**Sellersburg Plan Commission**  
**January 17, 2011**  
**Page 2 of 3 pages**

First order of business is request from John Neace to re-zone the property at 401 and 417 East Utica Street from B-2 to R-3 to allow the construction of 16 apartment units.

**JASON COPPERWAITE**, with Paul Primavera and Associates of Corydon, Indiana is representing John Neace.

**LYNN ARMSTRONG** of Armstrong and Associates Architects presents certified copies of Publications about public meeting for these zoning requests and the Certified Mail Receipts from property owners.

**NANCY McDEVITT**, 340 Paradise questions parking spaces and price of renting the apartments.

**DONNA MARCUM**, 425 East Utica questions how large are the parking areas and will there be any grassy areas?

**KENNETH J. ALEXANDER** questions the exterior materials that will be used on the buildings, wants brick or stone and not siding.

After much discussion about layout of the buildings, parking area and exterior material it was recommended that this request be tabled until the February 21, 2011 meeting.

**MICHAEL N. LOCKHART** makes a motion to table the request from John Neace until the February 21<sup>st</sup> meeting, seconded by Tomas M. McEwen. 6-aye, 0-nay, motion is approved.

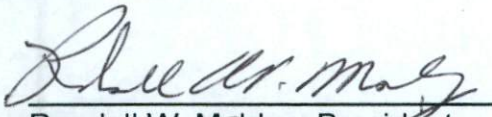
**Sellersburg Plan Commission**  
**January 17, 2011**  
**Page 3 of 3 pages**

**MICHAEL N. LOCKHART** makes a motion to table the request from James and Eileen, 415 East Utica Street to be rezoned from B-2 to R-3 until the February 21<sup>st</sup> meeting as this property will included in the John Neace request for the 16 Apartment units, seconded by Thomas M. McEwen. 6-aye, 0-nay, motion is approved.

**JAMES H. LaMASTER** makes a motion to approve the minutes of the December 20, 2010 minutes, as written, seconded by Francis A. Conroy. 6-aye, 0-nay, motion is approved.

**DAVID L. KINDER, Secretary**, advises Commission that the Sellersburg Redevelopment Commission is meeting at 12 noon, January 24, 2011 and request as many as possible from the Plan Commission attend this meeting as it has to do with the Zoning of the TIF district.

**MICHAEL N. LOCKHART** makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 6-aye, 0-nay, motion is approved and meeting adjourned at 7:14 P.M.



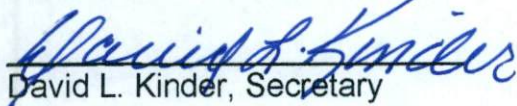
Randall W. Mopley, President



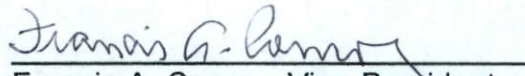
Kenneth J. Alexander, Member



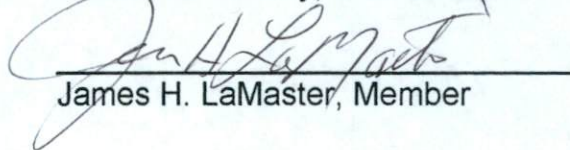
Michael N. Lockhart, Member



David L. Kinder, Secretary



Francis A. Conroy, Vice-President



James H. LaMaster, Member

Thomas M. McEwen, Member

**Proof of  
Publication**

**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 January 17, 2011 at 6:00 PM in the Meeting Room of the Sellersburg Town Hall located at 316 East Utica Street, Sellersburg, Indiana to consider a petition by James & Eileen Mitchell to allow the following: Re-zone property from B2 to R3 to allow the construction of 16 apartment units. On property commonly known as 415 E. Utica and also described by the following: TRACT #2 The following is a legal description prepared this 6th day of December, 2010, of real property being a part of the Original Town of Sellersburg, lying in Survey #110 of the Illinois Grant, Silver Creek Township, Clark County, Indiana, being depicted as Tract #2 on a survey by Paul Primavera & Associates, Job No. 10-11979, more particularly described as follows: Commencing at the Northwest corner of Lot #1 in the Original Town of Sellersburg; thence along the Northeast right-of-way line of Utica Street South 67° 11' 19" East 460.74 feet to the point of beginning; thence North 23° 16' 39" East 225.70 feet to the Southwest right-of-way line of an Alley; thence along said right-of-way line South 40° 40' 03" East 76.81 feet;

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

Kelly Wells On oath says that she is the bookkeeper of the 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 #( ) time(s) to-wit: In issue of said Evening News dated: 1-5-11

(x) Kelly Wells

**STATE OF INDIANA**

**COUNTY OF CLARK**

subscribed and sworn to before me this 10<sup>th</sup> day of January, 2010.

(x) Joann Galligan  
**JOANN GALLIGAN**

Notary Public, Clark County, Indiana

(My Commission Expires August 27, 2014)

**Publication**

Fee \$ 98.25

Reference Number  
06526026

**Proof of  
Publication**

**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 January 17, 2011 at 6:00 PM in the Meeting Room of the Sellersburg Town Hall located at 316 East Utica Street, Sellersburg, Indiana to consider a petition by John Neace to allow the following: Rezone property from B2 to R3 to allow the construction of 16 apartment units. On property commonly known as 401-417 E. Utica and also described by the following: TRACT #1 The following is a legal description prepared this 6th day of December, 2010, of real property being a part of the Original Town of Sellersburg, lying in Survey #110 of the Illinois Grant, Silver Creek Township, Clark County, Indiana, being depicted as Tract #1 on a survey by Paul Primavera & Associates, Job No. 10-11979, more particularly described as follows: Commencing at the Northwest corner of Lot #1 in the Original Town of Sellersburg; thence along the Northeast right-of-way line of Utica Street South 67° 11' 19" East 348.00 feet to the point of beginning; thence North 24° 51' 41" East 277.69 feet to the Southwest right-of-way line of an Alley; thence

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

Kelly Wells On oath says that she is the bookkeeper of the 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 #( ) time(s) to-wit: In issue of said Evening News dated: 1-5-11

(x) Kelley Wells

**STATE OF INDIANA**

**COUNTY OF CLARK**

subscribed and sworn to before me this 10<sup>th</sup> day of January, 2010.

(x) Joann Galligan  
**JOANN GALLIGAN**

Notary Public, Clark County, Indiana

(My Commission Expires August 27, 2014)

**Publication**

Fee \$ 140.59

Reference Number  
06526025

7010 1670 0000 9680 7374

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)

SELLERSBURG IN 47172

**OFFICIAL USE**

Postage	\$ 0.44	0750
Certified Fee	\$2.80	02
Return Receipt Fee (Endorsement Required)	\$1.10	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.34	



Sent To James + Eileen Mitchell  
 Street, Apt. No., or PO Box No. 881 E. Utica st.  
 City, State, ZIP+4 Sellersburg, IN 47172

PS Form 3800, August 2006 See Reverse for Instructions

7010 1670 0000 9680 7329

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)

LOUISVILLE KY 40232

**OFFICIAL USE**

Postage	\$ 0.44	0750
Certified Fee	\$2.80	02
Return Receipt Fee (Endorsement Required)	\$1.10	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.34	



Sent To Martha Meyers /stock yard  
 Street, Apt. No., or PO Box No. P.O. Box 34290  
 City, State, ZIP+4 Louisville, KY 40232

PS Form 3800, August 2006 See Reverse for Instructions

7010 1670 0000 9680 7312

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)

CLARKSVILLE IN 47129

**OFFICIAL USE**

Postage	\$ 0.44	0750
Certified Fee	\$2.80	02
Return Receipt Fee (Endorsement Required)	\$1.10	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.34	



Sent To Virgil + Patricia Jackson  
 Street, Apt. No., or PO Box No. 2007 Blackston Mill Rd.  
 City, State, ZIP+4 Clarksville, IN 47129

PS Form 3800, August 2006 See Reverse for Instructions

7010 1670 0000 9680 7350

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)

SELLERSBURG IN 47172

**OFFICIAL USE**

Postage	\$ 0.44	0750
Certified Fee	\$2.80	02
Return Receipt Fee (Endorsement Required)	\$1.10	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.34	



Sent To Claude + Donna Meyer  
 Street, Apt. No., or PO Box No. 629 Wildwood Rd  
 City, State, ZIP+4 Sellersburg, IN 47172

PS Form 3800, August 2006 See Reverse for Instructions

7010 1670 0000 9680 7367

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)

SELLERSBURG IN 47172

**OFFICIAL USE**

Postage	\$ 0.44	0750
Certified Fee	\$2.80	02
Return Receipt Fee (Endorsement Required)	\$1.10	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.34	



Sent To Brandon Marcum  
 Street, Apt. No., or PO Box No. 425 E. Utica st.  
 City, State, ZIP+4 Sellersburg, IN 47172

PS Form 3800, August 2006 See Reverse for Instructions

7010 1670 0000 9680 7275

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)

SELLERSBURG IN 47172

**OFFICIAL USE**

Postage	\$ 0.44	0750
Certified Fee	\$2.80	02
Return Receipt Fee (Endorsement Required)	\$1.10	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.34	



Sent To Daniel + Patricia Vogel  
 Street, Apt. No., or PO Box No. 35A Paradise Ave  
 City, State, ZIP+4 Sellersburg, IN 47172

PS Form 3800, August 2006 See Reverse for Instructions

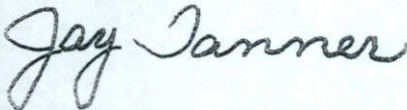
**SELLERSBURG PLAN COMMISSION**

**AGENDA**

February 21, 2011

1. Roll Call.
2. A request by John Neace to re-zone the property at 401 and 417 E. Utica Street ✓  
from B-2 to R-3 to accommodate an apartment complex.
3. A request by James and Eileen Mitchel to re-zone the property at 415 E. Utica  
Street from B-2 to R-3 to accommodate an apartment complex. Both of these  
requests were tabled from the January 17, 2011 meeting.

Respectfully Submitted



Jay Tanner  
Building Commissioner,  
Town of Sellersburg



## SELLERSBURG PLAN COMMISSION

(A.K.A. Sellersburg Planning and Zoning Board)

February 21, 2011

The minutes as written are not verbatim from the meeting.

The Sellersburg Planning and Zoning Board met February 21, 2011 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Randall W. Mobley at 6:07 P.M.

Members present were, President Randall W. Mobley, Vice-President Francis A. Conroy, Member Kenneth J. Alexander, Member James H. LaMaster, Member Michael N. Lockhart and Secretary David L. Kinder.

Member Thomas M. McEwen, Member Donald Compton and Building Commissioner Jonas "Jay" Tanner were not present.

First item of business was request by John Neace to re-zone the property at 401 and 417 East Utica Street from B-2 (general business) to R-3 (multi-family residential) to accommodate an apartment complex.

**JASON COPPERWAITE, Paul Primavera and Associates** of Corydon, Indiana and **Lynn Armstrong of Armstrong and Associates Architects** presented the Commission of diagrams of the exterior of the building along with floor plans.

Exterior of the building will have a two foot Brick veneer with vinyl siding. There will be stone sides were the bedrooms extent along with stone covered columns.

Retention basin at the rear of the property and the dumpster will be an enclosed structure.

**KENNETH J ALEXANDER** makes a motion to recommend to the Sellersburg Town Council approval of the rezoning from B-2 (general business) to R-3 (multi-family residential) of the property at 415 East Utica street, seconded by Michael N. Lockhart. 5-aye, 0-nay motion is approved.

**KENNETH J. ALEXANDER** makes a motion to recommend to the Sellersburg Town Council approval of the rezoning from B-2 (general business) to R-3 (multi-family residential) the properties at 401 and 415 East Utica Street, seconded by Francis A. Conroy. 5-aye, 0-nay, motion is approved.

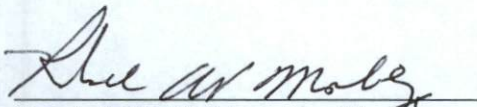
**MICHAEL N. LOCKHART** makes a motion to approve the minutes of the January 17, 2011 meeting, as written, seconded by James H. LaMaster. 5-aye, 0-nay, motion is approved.

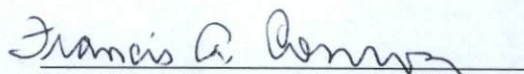
Sellersburg Plan Commission

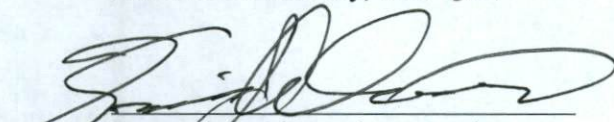
February 21, 2011

Page 2 of 2 pages

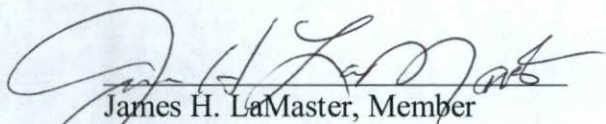
**FRANCIS A. CONROY** makes a motion to adjourn the meeting, seconded by James H. LaMaster. 5-aye, 0-nay, motion is approved and meeting adjourned at 6:34 P.M.

  
\_\_\_\_\_  
Randall W. Mobley, President

  
\_\_\_\_\_  
Francis A. Conroy, Vice-President

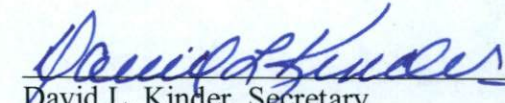
  
\_\_\_\_\_  
Kenneth J. Alexander, Member

\_\_\_\_\_  
Donald L. Compton, Member

  
\_\_\_\_\_  
James H. LaMaster, Member

  
\_\_\_\_\_  
Michael N. Lockhart, Member

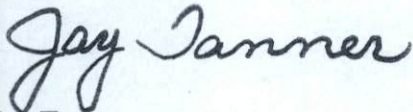
\_\_\_\_\_  
Thomas M. McEwen, Member

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

**SELLERSBURG PLAN COMMISSION**  
AGENDA  
March 21, 2011

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the February 21, 2011 meeting.
4. Adjourn.

Respectfully Submitted

A handwritten signature in cursive script that reads "Jay Tanner". The signature is written in black ink and is positioned above the printed name and title.

Jay Tanner  
Building Commissioner,  
Town of Sellersburg

**SELLERSBURG PLAN COMMISSION**

**(A.K.A. Sellersburg Planning and Zoning Board)**

**March 21, 2011**

The minutes as written are not verbatim from the meeting.

The Sellersburg Planning and Zoning Board met March 21, 2011 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Randall W. Mobley at 6:22 P.M.

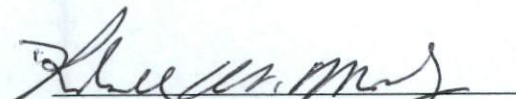
Members present were, President Randall W. Mobley, Vice-President Francis A. Conroy, Member Kenneth J. Alexander, Member James H. LaMaster, Member Michael N. Lockhart, Building Commissioner Jonas "Jay" Tanner and Secretary David L. Kinder.

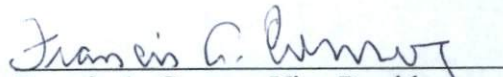
Member Thomas M. McEwen and Member Donald Compton were not present.

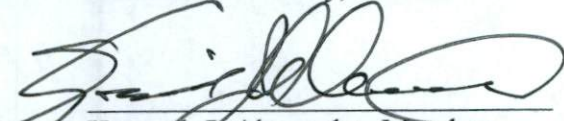
**JAMES H. LaMASTER** makes a motion to approve the minutes of the February 21, 2011 meeting, as written, seconded by Michael N. Lockhart. 5-aye, 0-nay, motion is approved.

**KENNETH ALEXANDER** explains the Planned Unit Development (PUD) Ordinance and that it will need to be approved and sent to the Town Council at the April 18, 2011 public meeting.

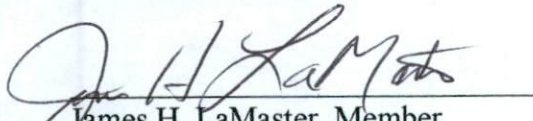
**MICHAEL N. LOCKHART** makes a motion to adjourn the meeting, seconded by James H. LaMaster. 5-aye, 0-nay, motion is approved and meeting adjourned at 6:27 P.M.

  
Randall W. Mobley, President

  
Francis A. Conroy, Vice-President

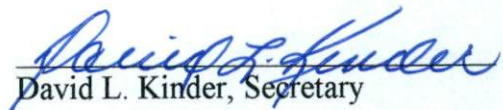
  
Kenneth J. Alexander, Member

ABSENT  
Donald L. Compton, Member

  
James H. LaMaster, Member

  
Michael N. Lockhart, Member

ABSENT  
Thomas M. McEwen, Member

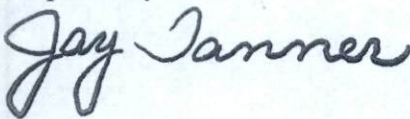
  
David L. Kinder, Secretary

**SELLERSBURG PLAN COMMISSION**

AGENDA  
April 18, 2011

1. Roll Call.
2. Approve the Planned Unit Development Ordinance.
3. Approve the minutes from the March 21, 2011 meeting.
4. Adjourn.

Respectfully Submitted

A handwritten signature in cursive script that reads "Jay Tanner".

Jay Tanner  
Building Commissioner,  
Town of Sellersburg

**SELLERSBURG PLAN COMMISSION**

**(A.K.A. Sellersburg Planning and Zoning Board)**

**April 18, 2011**

The minutes as written are not verbatim from the meeting.

The Sellersburg Planning and Zoning Board met April 18, 2011 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Randall W. Mobley at 6:19 P.M.

Members present were, President Randall W. Mobley, Vice-President Francis A. Conroy, Member Kenneth J. Alexander, Member Donald L. Compton, Member Thomas M. McEwen, Member James H. LaMaster, Member Michael N. Lockhart, Building Commissioner Jonas "Jay" Tanner and Secretary David L. Kinder.

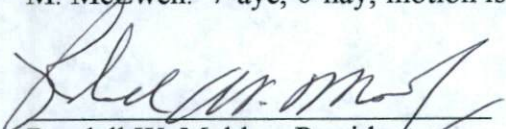
**PRESIDENT RANDALL W. MOBLEY** presents Planned Unit Development (PUD) Ordinance to be approved for Camp Run Commons (new TIF area).

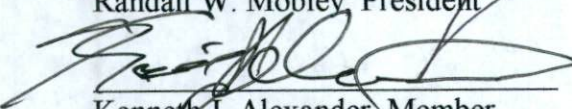
**BRUCE PAUL, Attorney for Redevelopment Commission,** explains what a PUD district is and how it is used for future development of the TIF area.

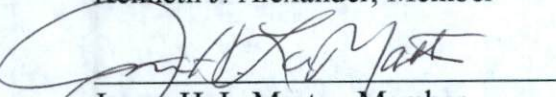
**MICHAEL N. LOCKHART** makes a motion to approve the Ordinance, Ordinance 2011-010, Amendment to the Sellersburg Zoning Ordinance to Enable Planned Unit Development, seconded by Donald L. Compton. 7-aye, 0-nay, motion is approved.

**JAMES H. LaMASTER** makes a motion to approve the minutes of the March 21, 2011 meeting, as written, seconded by Francis A. Conroy. 5-aye, 0-nay, (2 members abstain as there were not present at that meeting), motion is approved.

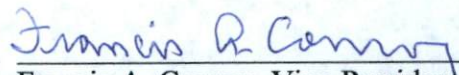
**JAMES H. LaMASTER** makes a motion to adjourn the meeting, seconded by Thomas M. McEwen. 7-aye, 0-nay, motion is approved and meeting adjourned at 6:33 P.M.

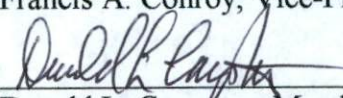
  
Randall W. Mobley, President

  
Kenneth J. Alexander, Member

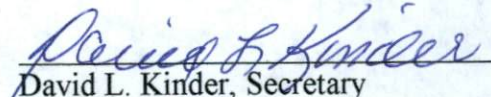
  
James H. LaMaster, Member

  
Thomas M. McEwen, Member

  
Francis A. Conroy, Vice-President

  
Donald L. Compton, Member

  
Michael N. Lockhart, Member

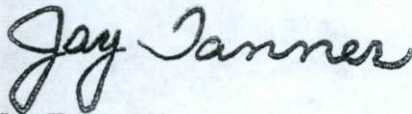
  
David L. Kinder, Secretary

**SELLERSBURG PLAN COMMISSION**

AGENDA  
May 16, 2011

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the April 18, 2011 meeting.
4. Adjourn.

Respectfully Submitted

A handwritten signature in black ink that reads "Jay Tanner". The signature is written in a cursive, flowing style.

Jay Tanner  
Building Commissioner,  
Town of Sellersburg

**SELLERSBURG PLAN COMMISSION**

**(A.K.A. Sellersburg Planning and Zoning Board)**

**May 16, 2011**

*The minutes as written are not verbatim from the meeting.*

The Sellersburg Planning and Zoning Board met May 16, 2011 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Randall W. Mobley at 6:21 P.M.

Members present were, President Randall W. Mobley, Vice-President Francis A. Conroy, Member Kenneth J. Alexander, Member Donald L. Compton, Member Thomas M. McEwen, Member James H. LaMaster, Member Michael N. Lockhart, Building Commissioner Jonas "Jay" Tanner and Secretary David L. Kinder.

**FRANCIS A. CONROY** questions why the discussion and adoption of the Sellersburg TIF District Master Plan and Pud Ordinance was not on the agenda for this meeting since it was going to be reviewed and voted upon.

**DONALD L. COMPTON** makes a motion to amend the agenda to be in agreement with the notice of Public Hearing as published in the local newspaper, seconded by Kenneth J. Alexander. 7-aye, 0-nay, motion is approved.

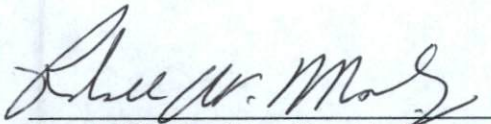
**JACKIE TURNER, Ratio Architects, Inc.** makes presentation of TIF (Tax Increment Financing) and PUD (Planned Unit Development) and explains how each works. Reminds the Plan Commission to review the Sellersburg TIF District Master Plan and PUD Ordinance and makes any suggested changes they deem necessary.

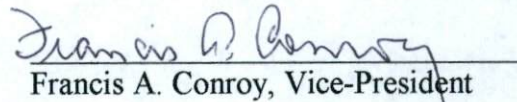
**KENNETH J. ALEXANDER** makes a motion to continue hearing on PUD Ordinance until the next meeting on June 20, 2011 and then vote on it, seconded by Tomas M. McEwen. 7-aye, 0-nay, motion is approved.

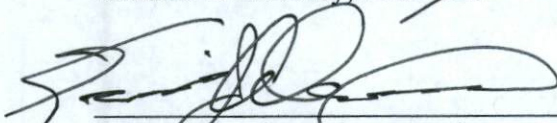


**FRANCIS A. CONROY** makes a motion to approve the minutes, as written, of the April 18, 2011 meeting, seconded by James H. LaMaster. 7-aye, 0-nay, motion is approved.

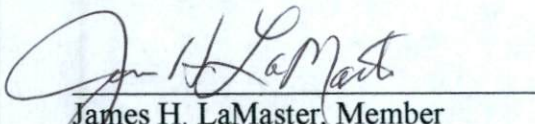
**JAMES H. LaMASTER** makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 7-aye, 0-nay, motion is approved and meeting adjourned at 7:33 P.M.

  
\_\_\_\_\_  
Randall W. Mobley, President

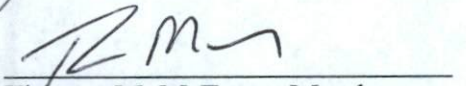
  
\_\_\_\_\_  
Francis A. Conroy, Vice-President

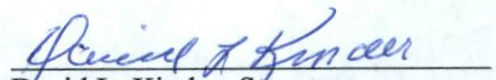
  
\_\_\_\_\_  
Kenneth J. Alexander, Member

\_\_\_\_\_  
Donald L. Compton, Member

  
\_\_\_\_\_  
James H. LaMaster, Member

\_\_\_\_\_  
Michael N. Lockhart, Member

  
\_\_\_\_\_  
Thomas M. McEwen, Member

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

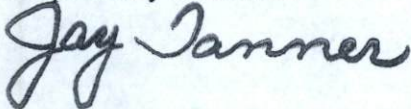
**SELLESBURG PLAN COMMISSION**

**AGENDA**

June 20, 2011

1. Roll Call.
2. Approve the Planned Unit Development Ordinance.
3. Approve the minutes from the May 16, 2011 meeting.
4. Adjourn.

Respectfully Submitted

A handwritten signature in black ink that reads "Jay Tanner". The signature is written in a cursive style with a large, prominent "J" and "T".

Jay Tanner  
Building Commissioner,  
Town of Sellersburg

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

**June 20, 2011**

The minutes as written are not verbatim from the meeting.

The Sellersburg Planning and Zoning Board met June 20, 2011 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Randall W. Mobley at 6:53 P.M.

Members present were, President Randall W. Mobley, Vice-President Francis A. Conroy, Member Kenneth J. Alexander, Member Thomas M. McEwen, Member James H. LaMaster, Building Commissioner Jonas "Jay" Tanner and Secretary David L. Kinder.

Member Donald L. Compton and Member Michael N. Lockhart were absent.

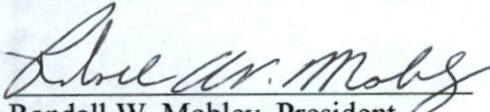
**KENNETH J. ALEXANDER** makes a motion to approve the PUD (Plan Unit Development) ordinance, seconded by Thomas M. McEwen. 5-aye, 0-nay, motion is approved.

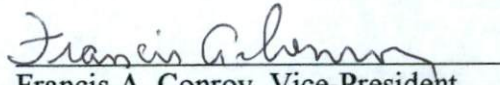
**JAMES H. LaMASTER** makes a motion to approve the minutes of the May 16, 2011 meeting, as written.

**THOMAS M. McEWEN** states there needs to be a correction on the first page, next to last sentence, the name Thomas is misspelled.

**JAMES H. LaMASTER** makes a motion to approve the minutes of the May 16, 2011 meeting with the correction as noted by Thomas M. McEwen, seconded by Francis A. Conroy. 5-aye, 0-nay, motion is approved.

**FRANCIS A. CONROY** makes a motion to adjourn the meeting, seconded by James H. LaMaster. 5-aye, 0-nay, motion is approved and meeting adjourned at 7:06 P.M...

  
Randall W. Mobley, President

  
Francis A. Conroy, Vice-President


\_\_\_\_\_  
Kenneth J. Alexander, Member

\_\_\_\_\_  
ABSENT  
Donald L. Compton, Member

  
James H. LaMaster, Member

\_\_\_\_\_  
ABSENT  
Michael N. Lockhart, Member

  
Thomas M. McEwen, Member

  
David L. Kinder, Secretary


**SELLERSBURG PLAN COMMISSION**

AGENDA

July 18, 2011

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the June 20, 2011 meeting.
4. Adjourn.

Respectfully Submitted

A handwritten signature in black ink that reads "Jay Tanner". The signature is written in a cursive, flowing style.

Jay Tanner  
Building Commissioner,  
Town of Sellersburg

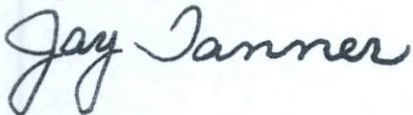
**SELLERSBURG PLAN COMMISSION**

AGENDA

July 19, 2010

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the June 21, 2010 meeting.
4. Adjourn.

Respectfully Submitted

A handwritten signature in cursive script that reads "Jay Tanner". The signature is written in black ink and is positioned above the printed name and title.

Jay Tanner  
Building Commissioner,  
Town of Sellersburg

**SELLERSBURG PLAN COMMISSION**  
**(A.K.A. Sellersburg Planning and Zoning Board)**  
**July 19, 2010**

The minutes as written are not verbatim from the meeting.

The Sellersburg Planning and Zoning Board met July 19, 2010 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Randall W. Mobley at 6:03 P.M.

Members present were, President Randall W. Mobley, Vice-President William K. Voyles, Member Francis A. Conroy, Member James H. LaMaster, Member Michael N. Lockhart, Member Thomas M. McEwen Building Commissioner Jonas "Jay" Tanner and David L. Kinder, Secretary.


Member Kenneth J. Alexander was absent.

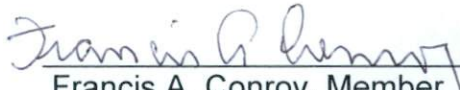
**JAMES H. LaMASTER** makes a motion to approve the minutes, as written, of the June 21, 2010 meeting, seconded by Thomas M. McEwen. 6-aye, 0-nay, motion is approved.

**JAMES H. LaMASTER** makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 6-aye, 0-nay, motion is approved and meeting adjourned at 6:06 P.M.

  
\_\_\_\_\_  
Randall W. Mobley, President

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

  
\_\_\_\_\_  
Kenneth J. Alexander, Member

  
\_\_\_\_\_  
Francis A. Conroy, Member

  
\_\_\_\_\_  
James H. LaMaster, Member

  
\_\_\_\_\_  
Michael N. Lockhart, Member

  
\_\_\_\_\_  
Thomas M. McEwen, Member

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

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

**July 18, 2011**

The minutes as written are not verbatim from the meeting.

The Sellersburg Planning and Zoning Board met July 18, 2011 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Randall W. Mobley at 6:07 P.M.

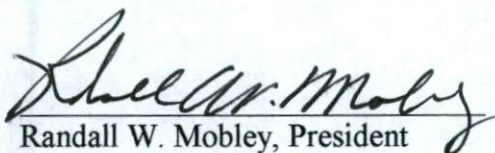
Members present were, President Randall W. Mobley, Vice-President Francis A. Conroy, Member Donald L. Compton, Member James H. LaMaster, Member Michael N. Lockhart, Member Thomas M. McEwen, Building Commissioner Jonas "Jay" Tanner and Secretary David L. Kinder.

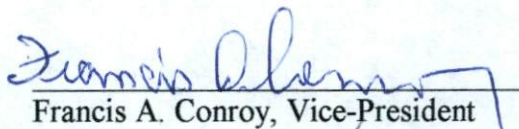
Member Kenneth J. Alexander was absent.

**THOMAS M. McEWEN** makes a motion to approve the minutes of the June 20, 2011 meeting as written, seconded by James H. LaMaster. 6-aye, 0-nay, motion is approved.

There were no items for discussion on the agenda.

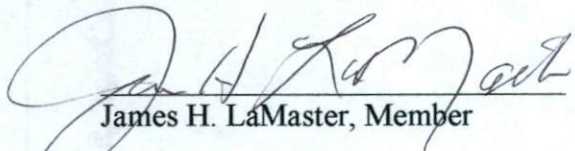
**MICHAEL N. LOCKHART** makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 6-aye, 0-nay, motion is approved and meeting adjourned at 6:08 P.M.

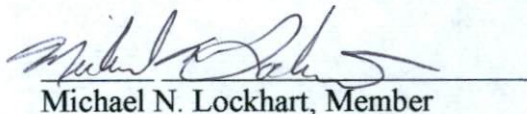
  
Randall W. Mobley, President

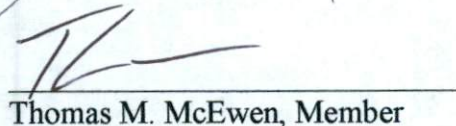
  
Francis A. Conroy, Vice-President

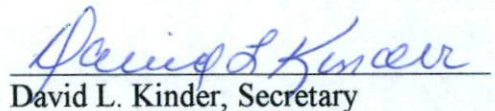
ABSENT  
Kenneth J. Alexander, Member

  
Donald L. Compton, Member

  
James H. LaMaster, Member

  
Michael N. Lockhart, Member

  
Thomas M. McEwen, Member

  
David L. Kinder, Secretary

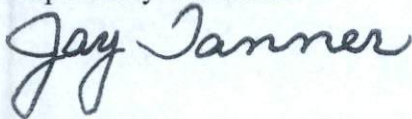
**SELLERSBURG PLAN COMMISSION**

**AGENDA**

August 15, 2011

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the July 18, 2011 meeting.
4. Adjourn.

Respectfully Submitted

A handwritten signature in cursive script that reads "Jay Tanner". The signature is written in dark ink and is positioned below the typed name.

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



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

**August 15, 2011**

The minutes as written are not verbatim from the meeting.

The Sellersburg Planning and Zoning Board met August 15, 2011 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Randall W. Mobley at 6:07 P.M.

Members present were, President Randall W. Mobley, Vice-President Francis A. Conroy, Member Donald L. Compton, Member James H. LaMaster, Member Michael N. Lockhart, Member Thomas M. McEwen, Building Commissioner Jonas "Jay" Tanner and Secretary David L. Kinder.

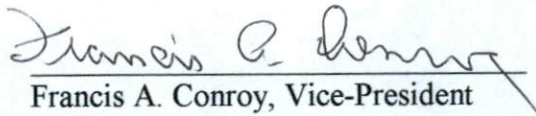
Member Kenneth J. Alexander was absent.

**JAMES H. LaMASTER** makes a motion to approve the minutes of the July 18, 2011 meeting as written, seconded by Thomas M. McEwen. 6-aye, 0-nay, motion is approved.

There were no items for discussion on the agenda.

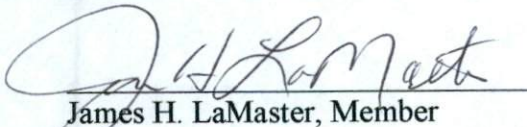
**MICHAEL N. LOCKHART** makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 6-aye, 0-nay, motion is approved and meeting adjourned at 6:13 P.M.

  
Randall W. Mobley, President

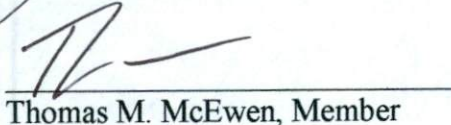
  
Francis A. Conroy, Vice-President

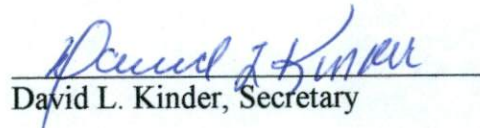
          **ABSENT**            
Kenneth J. Alexander, Member

  
Donald L. Compton, Member

  
James H. LaMaster, Member

  
Michael N. Lockhart, Member

  
Thomas M. McEwen, Member

  
David L. Kinder, Secretary

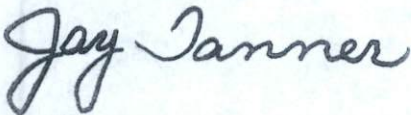
**SELLERSBURG PLAN COMMISSION**

**AGENDA**

September 19, 2011

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the August 15, 2011 meeting.
4. Adjourn.

Respectfully Submitted

A handwritten signature in cursive script that reads "Jay Tanner". The signature is written in black ink and is positioned above the printed name and title.

Jay Tanner  
Building Commissioner,  
Town of Sellersburg

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

**September 19, 2011**

The minutes as written are not verbatim from the meeting.

The Sellersburg Planning and Zoning Board met September 19, 2011 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Randall W. Mobley at 6:23 P.M.

Members present were, President Randall W. Mobley, Vice-President Francis A. Conroy, Member Donald L. Compton, Member James H. LaMaster, Member Michael N. Lockhart, Member Thomas M. McEwen, Building Commissioner Jonas "Jay" Tanner and Secretary David L. Kinder.

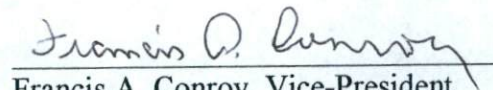
Member Kenneth J. Alexander was absent.

**JAMES H. LaMASTER** makes a motion to approve the minutes of the August 15, 2011 meeting as written, seconded by Francis A. Conroy. 6-aye, 0-nay, motion is approved.

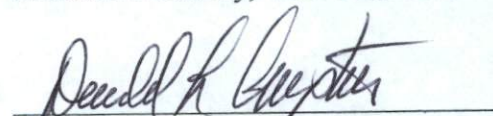
There were no items for discussion on the agenda.

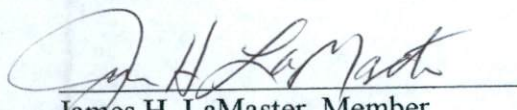
**MICHAEL N. LOCKHART** makes a motion to adjourn the meeting, seconded by Thomas M. McEwen. 6-aye, 0-nay, motion is approved and meeting adjourned at 6:28 P.M.

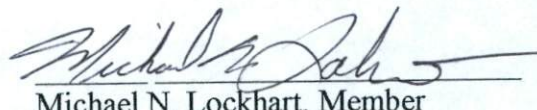
  
Randall W. Mobley, President

  
Francis A. Conroy, Vice-President

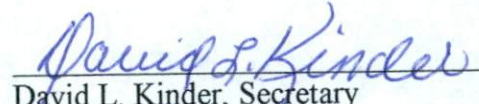
ABSENT  
Kenneth J. Alexander, Member

  
Donald L. Compton, Member

  
James H. LaMaster, Member

  
Michael N. Lockhart, Member

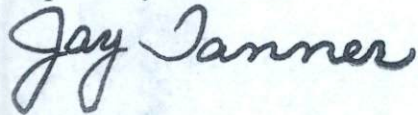
  
Thomas M. McEwen, Member

  
David L. Kinder, Secretary

**SELLERSBURG PLAN COMMISSION**  
AGENDA  
October 17, 2011

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the September 19, 2011 meeting.
4. Adjourn.

Respectfully Submitted

A handwritten signature in black ink that reads "Jay Tanner". The signature is written in a cursive, flowing style.

Jay Tanner  
Building Commissioner,  
Town of Sellersburg

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

**October 17, 2011**

The minutes as written are not verbatim from the meeting.

The Sellersburg Planning and Zoning Board met October 17, 2011 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Randall W. Mobley at 6:22 P.M.

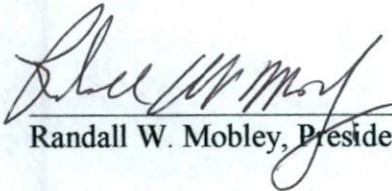
Members present were, President Randall W. Mobley, Vice-President Francis A. Conroy, Member Donald L. Compton, Member James H. LaMaster, Member Michael N. Lockhart, Member Thomas M. McEwen, Building Commissioner Jonas "Jay" Tanner and Secretary David L. Kinder.

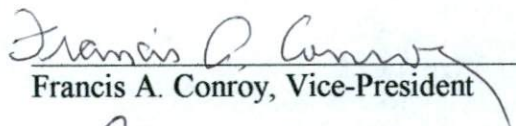
Member Kenneth J. Alexander was absent.

**THOMAS M. McEWEN** makes a motion to approve the minutes of the September 19, 2011 meeting as written, seconded by Donald L. Compton. 6-aye, 0-nay, motion is approved.

There were no items for discussion on the agenda.

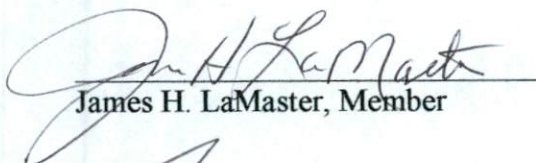
**JAMES H. LaMASTER** makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 6-aye, 0-nay, motion is approved and meeting adjourned at 6:25 P.M.

  
Randall W. Mobley, President

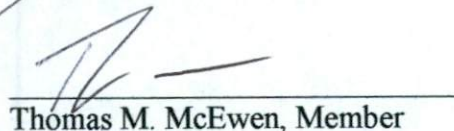
  
Francis A. Conroy, Vice-President

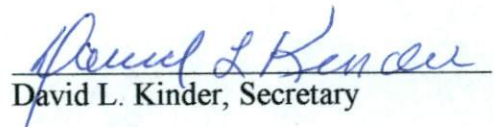
ABSENT  
Kenneth J. Alexander, Member

  
Donald L. Compton, Member

  
James H. LaMaster, Member

  
Michael N. Lockhart, Member

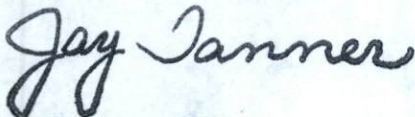
  
Thomas M. McEwen, Member

  
David L. Kinder, Secretary

**SELLERSBURG PLAN COMMISSION**  
AGENDA  
November 21, 2011

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the October 17, 2011 meeting.
4. Adjourn.

Respectfully Submitted

A handwritten signature in black ink that reads "Jay Tanner". The signature is written in a cursive style with a large, stylized "J" and "T".

Jay Tanner  
Building Commissioner,  
Town of Sellersburg

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

**November 21, 2011**

The minutes as written are not verbatim from the meeting.

The Sellersburg Planning and Zoning Board met November 21, 2011 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Randall W. Mobley at 6:09 P.M.

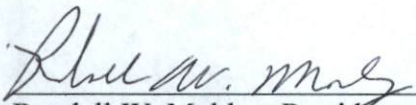
Members present were, President Randall W. Mobley, Vice-President Francis A. Conroy, Member Donald L. Compton, Member James H. LaMaster, Member Michael N. Lockhart, Member Thomas M. McEwen, Building Commissioner Jonas "Jay" Tanner and Secretary David L. Kinder.

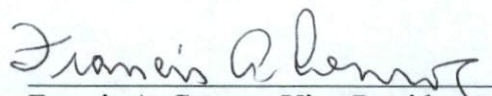
Member Kenneth J. Alexander was absent.

**JAMES H. LaMASTER** makes a motion to approve the minutes of the October 17, 2011 meeting, as written, seconded by Francis A. Conroy. 6-aye, 0-nay, motion is approved.

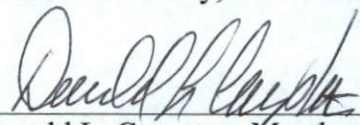
There were no items for discussion on the agenda.

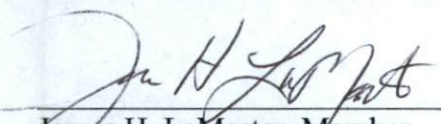
**MICHAEL N. LOCKHART** makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 6-aye, 0-nay, motion is approved and meeting adjourned at 6:11 P.M.

  
\_\_\_\_\_  
Randall W. Mobley, President

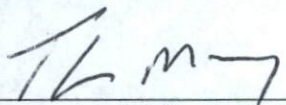
  
\_\_\_\_\_  
Francis A. Conroy, Vice-President


**ABSENT**  
\_\_\_\_\_  
Kenneth J. Alexander, Member

  
\_\_\_\_\_  
Donald L. Compton, Member

  
\_\_\_\_\_  
James H. LaMaster, Member

\_\_\_\_\_  
Michael N. Lockhart, Member

  
\_\_\_\_\_  
Thomas M. McEwen, Member

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


**SELLERSBURG PLAN COMMISSION**

**AGENDA**

December 19, 2011

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the November 21, 2011 meeting.
4. Adjourn.

Respectfully Submitted

A handwritten signature in cursive script that reads "Jay Tanner". The signature is written in dark ink and is positioned below the typed name.

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



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

**December 19, 2011**

The minutes as written are not verbatim from the meeting.

The Sellersburg Planning and Zoning Board met December 19, 2011 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Randall W. Mobley at 6:34 P.M.


Members present were, President Randall W. Mobley, Vice-President Francis A. Conroy, Member Kenneth J. Alexander, Member Donald L. Compton, Member James H. LaMaster, Member Thomas M. McEwen, Public Works Director Kenneth J. Alexander and Secretary David L. Kinder.


Member Michael N. Lockhart and Building Commissioner Jonas "Jay" Tanner were absent.


**JAMES H. LaMASTER** makes a motion to approve the minutes of the November 21, 2011 meeting, as written, seconded by Francis A. Conroy. 6-aye, 0-nay, motion is approved.

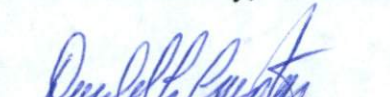
There were no items for discussion on the agenda.

**THOMAS M. McEWEN** makes a motion to adjourn the meeting, seconded by James H. LaMaster. 6-aye, 0-nay, motion is approved and meeting adjourned at 6:36 P.M.

  
Randall W. Mobley, President

  
Francis A. Conroy, Vice-President

  
Kenneth J. Alexander, Member

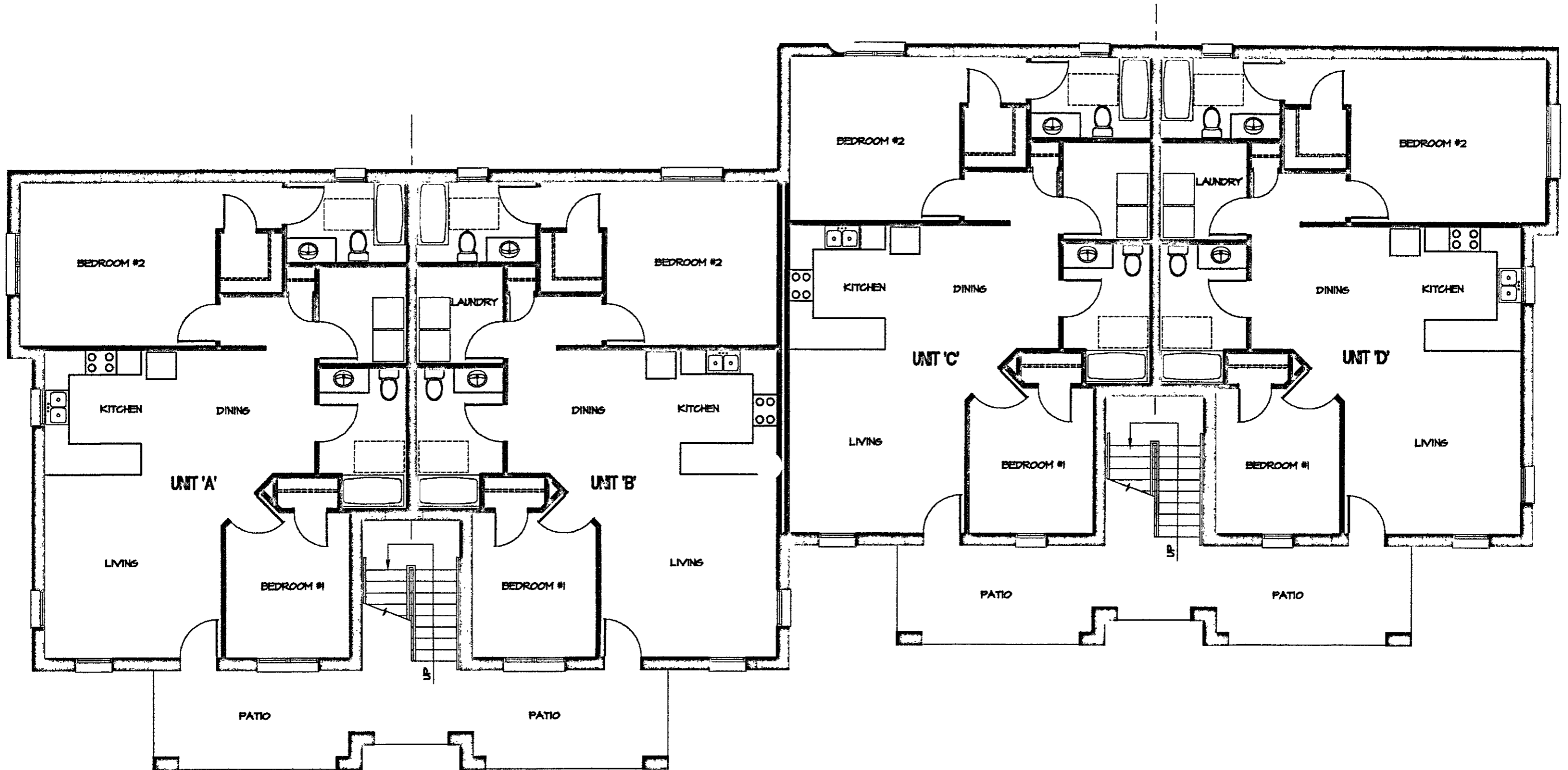
  
Donald L. Compton, Member

\_\_\_\_\_  
James H. LaMaster, Member

**ABSENT**  
\_\_\_\_\_  
Michael N. Lockhart, Member

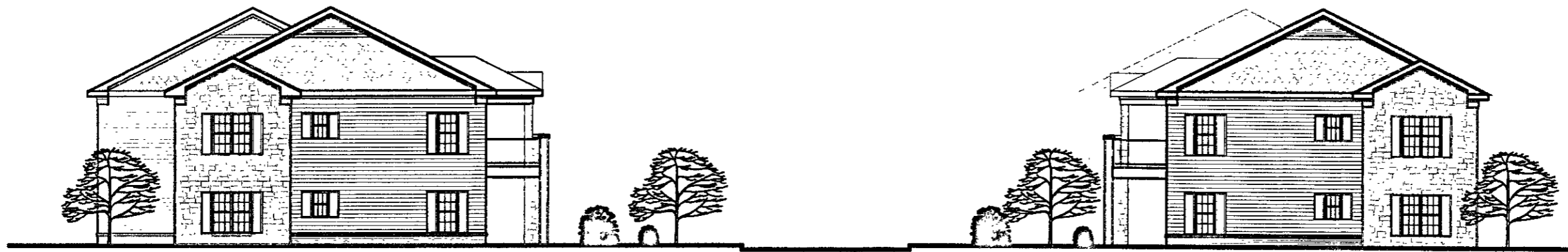
\_\_\_\_\_  
Thomas M. McEwen, Member

  
David L. Kinder, Secretary

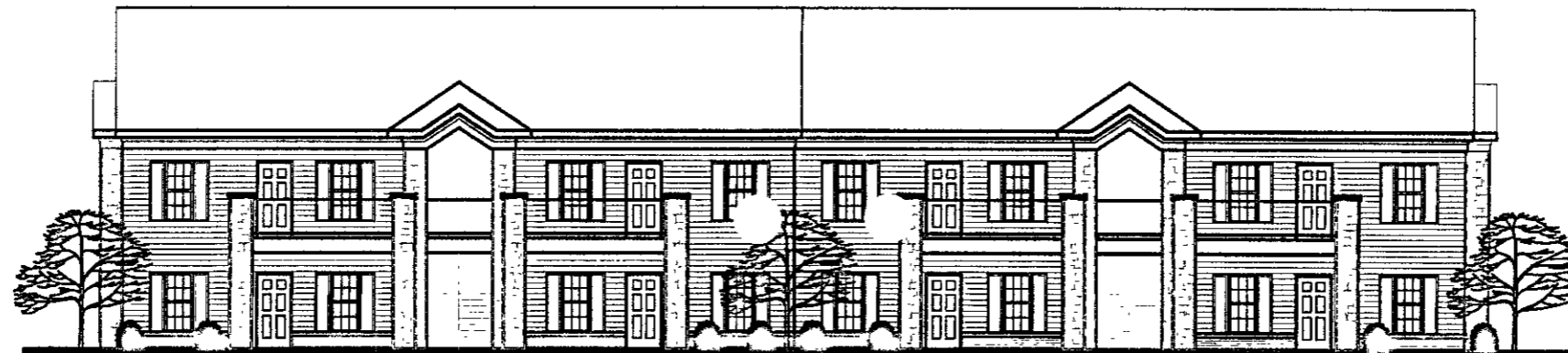


**OVERALL FIRST FLOOR PLAN**

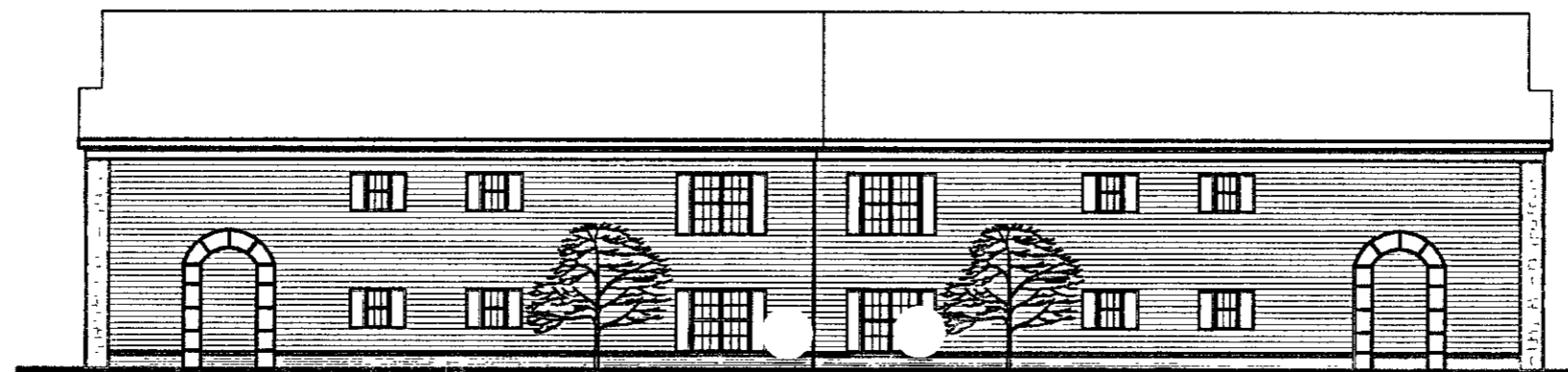
(SECOND FLOOR PLAN SIMILAR)



**BUILDING STREET ELEVATION**  
SCALE: 1/8" = 1'-0"



**TYPICAL BUILDING FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**TYPICAL BUILDING REAR ELEVATION**  
SCALE: 1/8" = 1'-0"