

**SELLERSBURG PLAN COMMISSION
AGENDA**

January 20, 2014

1. Roll Call.
2. Election of officers
3. Approve the minutes from the December 16, 2013 meeting.
4. Adjourn.

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

December 16, 2013

Sellersburg Building Commissioner
316 E. Utica Sreet
Sellersburg, Indiana 47172

Ref: Letter Received Certified Mail 7013 0600 0000 1385 3683 from Hoffer Law, LLC
Preliminary Platting of Woods of Covered Bridge

Subject: Adjacent Property Owner – Pat & Mary Mueller – 12115 St. Andrews Place

Building Commissioner,

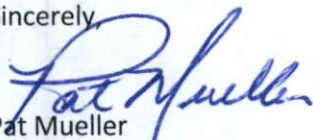
A complete layout of the 78 acres was not provided for us to review. Only Section 1 was provided. So we cannot see how the utilities and roadways are being addressed immediately adjacent to our property. We do not object to the Petition overall. But we do have one concern that we hope will be addressed as stated below by the Town of Sellersburg.

Our biggest concern is how the sanitary sewage is going to be addressed as it pertains to connection of our house to the new gravity flow sanitary sewage system. In our agreement with the Developer (Owner), Robert Lynn Company, Inc. (Copy of Agreement Attached), we are to be connected to the future gravity flow sanitary sewage system. A sanitary sewer line "lead" was run from our house to a point of connection to the future sanitary sewage line. We want to make sure that this obligation by the Developer (Owner) and approved by Sellersburg prior to construction, is met. We have been on a temporary grinder pump and force main for three (3) years now and have had nothing but trouble with the grinder pump and force main set up. We are on our fourth (4th) grinder pump in three years at a cost of \$2,500 each time. We would like to get on gravity flow as soon as possible. To our knowledge, we are the only house with this set up and condition in the entire Covered Bridge Development.

We respectfully request that provisions be made as part of approvals of this development that the sanitary sewage line allow for the tie-in the "lead" from our house at the point and elevation previously set by the Developer (Owner) to allow our house to be connected to gravity flow sanitary sewer and allow for the complete removal of the "temporary" grinder pump system.

Thank you for your consideration.

Sincerely,



Pat Mueller
Adjacent Home Owner

SALES AND PURCHASE AGREEMENT

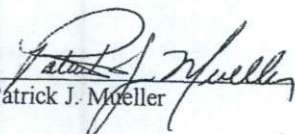
For and in consideration of the full sale price of Eighty-Four Thousand Nine Hundred Dollars (\$84,900.00), hereby acknowledged as received by Robert Lynn Company, Inc., herein called the "Seller", the Seller agrees to develop and sell to Patrick J. Mueller and Mary B. Mueller, husband and wife, herein called the "Buyers", who agree to purchase Lot No. 22 of the unrecorded plat of Bay Pointe at Covered Bridge, Section Two, (shown as Exhibit A which is attached hereto and made a part hereof) contingent upon the following terms and conditions:

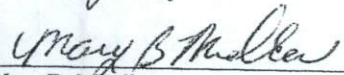
1. Because the subject lot was planned to be developed at a later point in time with a larger new section of Bay Pointe which would have necessitated construction of and connection to a new sanitary sewer line, connection to said future line cannot be accomplished at this time. The Seller will construct a section of the future gravity flow line and will run a lead onto the subject property within ten (10) feet of that area along the front or left side of the new home foundation where the gravity flow sewer line exits the future dwelling. The Buyers, or their builder, of the new home cannot connect the gravity flow sewer lead to the new home until such time that the extension of the new gravity main is ready to accept sewage flow into the treatment system, at which time they will do so at their own option and expense.
2. To accommodate sanitary sewage until such time as the home is connected to the future gravity flow line, the Seller will install a 2" forced main line from the right front corner of the lot uphill to the nearest existing gravity flow manhole. The Buyers, or their builder, will install that portion of the 2" forced main to connect it from the forced main lift to the 2" tap line installed by the Seller at the right front corner of the lot.
3. The Buyers will install a whole house grinder pump and closed collection well, at their expense, located on the exterior of the home just back from the front left corner, with such system build in accordance with the specifications as shown on Exhibit B which is attached hereto and made a part hereof. Such pump and well will be in accordance with the specifications detailed on Exhibit A which is attached hereto and made a part hereof. The Seller will pay for the pump and well cost that is in excess of what the cost would have been for a basement installed lift pump and well that would have served only basement plumbing needs with lift capability up the basement wall to where the future gravity line enters. The cost to the Seller for this item will be the lesser of actual cost difference or \$1,500. The buyer will install, at their expense, or basement pump and well sufficient to handle basement waste water needs.
4. This sale is contingent upon the Town of Sellersburg Sewer Department approving and allowing the utilization of the forced main sewer service referenced herein which, as of October 13, 2009, has been approved by Kevin Wright of EMS on behalf of the Town of Sellersburg.
5. Before construction begins on the new home, or at time of deed transfer, whichever occurs first, the Buyers will remit the one-time sewer tap fee to the Town of Sellersburg.
6. The Seller will promptly develop the lot and cause a plat to be recorded in Clark County.
7. The Buyers will assume the real estate property taxes due in the Spring of 2011.
8. After plat recordation, the Seller shall provide a warranty deed for the subject property to the Buyers free and clear of all liens and encumbrances, except current taxes, easements, restrictions and protective covenants of record.

IN WITNESS WHEREOF, the parties hereto have set their hands this 14th day of October, 2009.

BUYERS

SELLER


Patrick J. Mueller


Mary B. Mueller


Robert Lynn Company, Inc.
By: Robert F. Lynn

EXHIBIT A

BAY POINTE OF COVERED BRIDGE SUBDIVISION SECTION TWO

CERTIFICATE OF OWNERSHIP

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND HEREBY DEDICATES TO PUBLIC USE THE RIGHT OF WAYS AND EASEMENTS SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THE SAME TO BE BAY POINTE AT COVERED BRIDGE SECTION TWO
ROBERT LYNN COMPANY INC.

ROBERT LYNN (PRESIDENT)

LINDA S LYNN (VICE PRESIDENT)

CERTIFICATE OF NOTARY PUBLIC

STATE OF INDIANA
COUNTY OF CLARK
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED ROBERT LYNN (PRESIDENT), LINDA S LYNN (VICE PRESIDENT) AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____

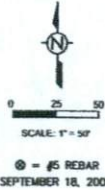
MY COMMISSION EXPIRES _____ 20__

SIGNATURE OF NOTARY _____

LAND DESCRIPTION

The following is a legal description prepared this 18th day of September, 2009, of real property being a part of Survey #182 of the Willows Grant, Carr Township, Clark County, Indiana, more particularly described as follows:
Commencing at the Southernmost corner of Lot #10 of the Amended Plat of Bay Pointe at Covered Bridge as recorded in the Office of the Recorder of Clark County, Indiana, this being the point of beginning, thence along the line of said Bay Pointe South 16° 19' 01" West 27.72 feet, thence along a curve concave Northerly (said curve having a radius of 125.00 feet and whose long chord bears South 75° 21' 23" West, having a length of 64.87 feet) a distance of 65.62 feet, thence South 00° 23' 45" West 251.71 feet, thence leaving the plotted line of Bay Pointe at Covered Bridge and along the line of the Willows of Covered Bridge, Section Two, North 75° 48' 05" West 239.92 feet, thence leaving the plotted line of the Willows of Covered Bridge, Section Two, North 32° 05' 51" West 79.67 feet, thence North 47° 56' 41" East 198.77 feet, thence North 42° 03' 19" West 11.06 feet, thence North 47° 56' 41" East 50.00 feet, thence North 33° 21' 35" East 233.06 feet, thence North 13° 07' 51" West 17.73 feet, thence North 44° 39' 18" East 22.26 feet, thence South 06° 50' 16" East 176.04 feet, thence South 21° 10' 20" East 96.40 feet to the point of beginning, containing 1.787 Acres, more or less.

OWNWE-DEVELOPER
ROBERT LYNN COMPANY



THIS _____ DAY OF _____

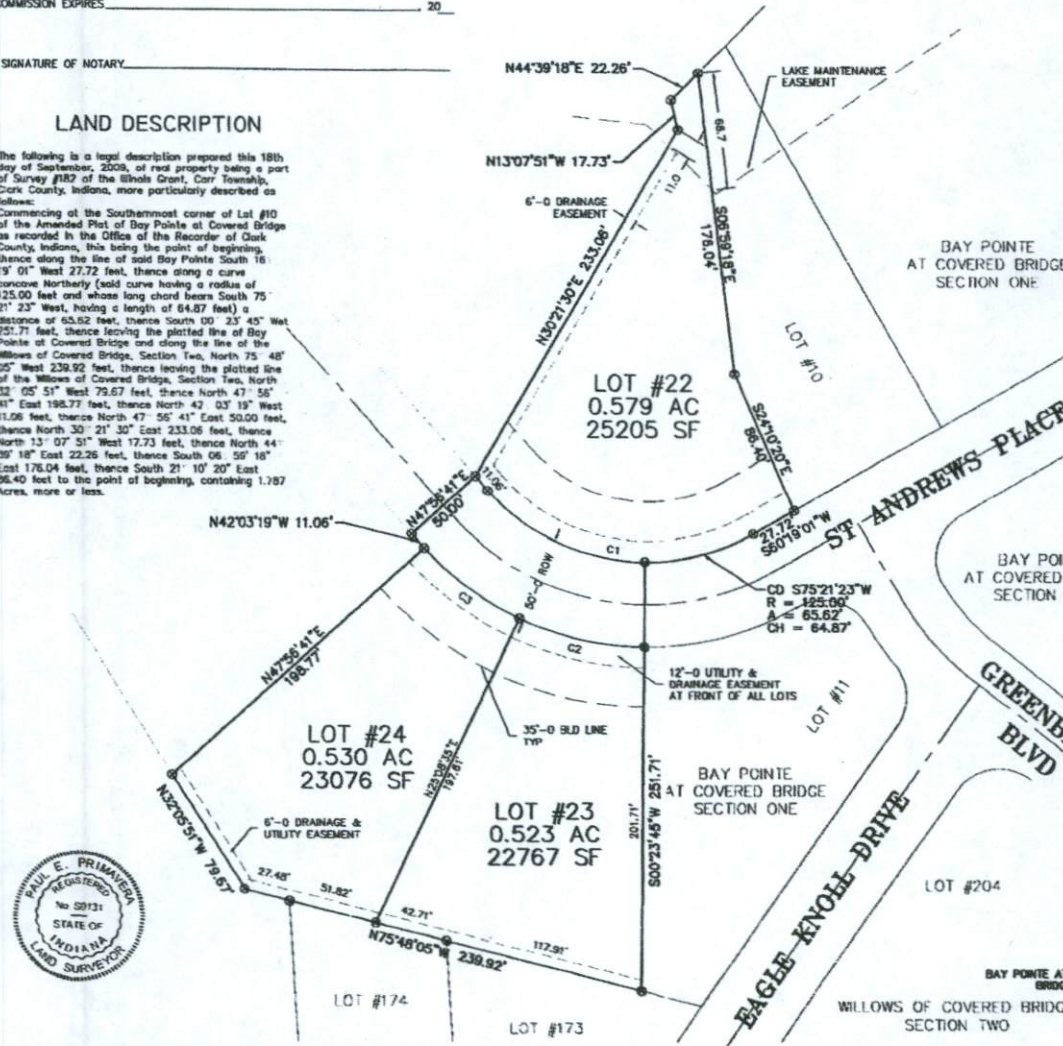
PLAN COMMISSION CERTIFICATE

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS EXAMINED AND APPROVED BY THE CLARK COUNTY PLAN COMMISSION IN ACCORDANCE WITH THE PROVISIONS OF AN ORDINANCE ADOPTED DECEMBER 28, 1950, BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, INDIANA, CREATING SAID PLAN COMMISSION AND AN ORDINANCE OF SAID BOARD OF COUNTY COMMISSIONERS ADOPTED JULY 2, 1951, ENACTING REQUIREMENTS AND PROCEDURES RELATIVE TO THE SUBDIVISION AND PLATTING OF UNINCORPORATED AREAS WITHIN THE LIMITS OF CLARK COUNTY, INDIANA.

PRESIDENT

ATTEST

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY FEMA COMMUNITY PANEL MAP # 180426 0125 C DATED FEBRUARY 18, 1983
NO BUILDINGS, STRUCTURES, FENCES, SHRUBS OR TREES SHALL BE PLACED IN ANY EASEMENT
ALL BOUNDARY CORNERS MONUMENTED WITH A #5 REINFORCING BAR
ALL ROADS 50'-0" ROW BUILDING LINE 35'-0" UTILITY EASEMENT 12'-0" OFF FRONT OF ALL LOTS
6'-0" DRAINAGE & UTILITY EASEMENTS AT REAR OF ALL INTERIOR LOTS PLUS AREAS INDICATED



CERTIFICATE OF REGISTERED LAND SURVEYOR

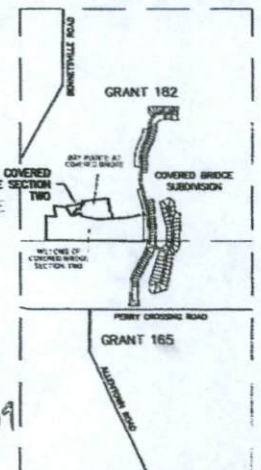
I, PAUL PRIMAVERA HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN JUNE, 2010 AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THE LOCATION, SIZE, AND MATERIALS ARE ACCURATELY SHOWN AND THAT THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE SURVEY RECORDED IN THE CLARK COUNTY RECORDERS OFFICE IN INST # 1 3203622

PAUL PRIMAVERA
INDIANA REGISTRATION NUMBER 50131

NUMBER	CHORD BR	RADIUS	ARC	CHORD
C1	S81°22'09"E	125.00	169.36	156.70
C2	S77°11'50"E	175.00	75.59	75.00
C3	N53°27'22"W	175.00	89.64	69.19

THE PROTECTIVE COVENANTS FOR THIS PLAT ARE RECORDED AS INSTRUMENT #

Handwritten notes:
#02 10/14/09
ppm 10/14/09



LOCATION MAP

**BAYPOINT AT COVERED BRIDGE
SECTION TWO
LOT #22**

EXHIBIT B

- 1 - Hydromatic HPGR200 2 HP Grinder Pump with 4 1/4" diameter impeller
- 1 - 30" diameter x 6' deep HDPE grinder pump basin with access lid & three float system
- 1 - 2" diameter check valve
- 1 - 2" diameter fittings to get to manhole
- 1 - Tank Alert internal alarm system

ASD 10/14/09
TJM 10/14/09



P.O. BOX 939
NEW ALBANY, INDIANA 47151-0939

AGENT FOR MONEYGRAM

DRAWER: MONEYGRAM PAYMENT SYSTEMS, INC., P.O. BOX 9476, MINNEAPOLIS, MN 55490
DRAWEE: THE BANK OF NEW YORK MELLON, EVERETT, MA

REMITTER: PATRICK J MUELLER

10/14/09

ROBERT LYNN COMPANY, INC

EXACTLY **84,900 AND 00/100 DOLLARS

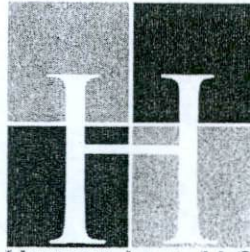
\$ 84,900.00

CUSTOMER - FILE COPY

OFFICIAL CHECK

AUTHORIZED SIGNATURE

NON NEGOTIABLE



HOFFER LAW, LLC

**2001 East Spring Street
New Albany, Indiana 47150-1658**

C. Allan Hoffer

Attorney

allan@wtstitle.com

Emily Poe Stumler

Attorney

emily@wtstitle.com

Direct Line: (812) 981-3926

Telephone
(812) 981-3027

Fax
(812) 981-3028

December 5, 2013

RE: Preliminary Platting of Woods of
Covered Bridge

Dear Adjoining Landowner:

This letter is being sent regarding an application filed by ASB, LLC (Petitioner) regarding the Preliminary Platting of the proposed Woods of Covered Bridge, to be located adjacent to your property. The hearing on this matter will be December 16, 2013 at 6:00 P.M. at the Sellersburg Town Hall located at 316 East Utica Street, Sellersburg, Indiana. The attached NOTICE OF HEARING was prepared with all relevant details of the property. Should you have any more additional questions regarding this hearing or the preliminary plat, please contact me at 812-981-3926. As per the Town of Sellersburg Subdivision Regulations, the preliminary plat is on file at the Town of Sellersburg for your review.

Very truly yours,


Emily Poe Stumler

encl.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Sellersburg Plan Commission will hold a Public Hearing on December 16, 2013 at 6:00 P.M. in the meeting room at the Sellersburg Town Hall located at 316 East Utica Street Sellersburg, Indiana to consider the petition by ASB, LLC (Petitioner) on behalf of the Robert Lynn Company, Inc. (Owner) regarding the Preliminary Plat approval of the proposed Woods of Covered Bridge Subdivision on property commonly known as 78.037 acres at Willows of Covered Bridge, Sellersburg, Indiana 47172. The property key numbers are 10-02-18-200-169.000-026 and 10-02-18-200-167.000-026.

The following is a legal description prepared this 3rd day of September, 2013, of real property being a part of Survey #182 of the Illinois Grant, Carr Township, Clark County, Indiana, more particularly described as follows:

Commencing at the Southwestern corner of Lot #23 in Covered Bridge Subdivision, as recorded in the records of the Clark County Recorder's Office Office in Clark County, Indiana, Thence with an extension of the South line of said Lot #23, and perpendicular to the right-of-way of Covered Bridge Road South 50 deg. 27' 43" West 50.00 feet, Thence along the Western right-of-way of Covered Bridge Road North 39 deg. 32' 17" West 16.59 feet, Thence leaving said right-of-way South 50 deg. 27' 43" West 135.00 feet, Thence North 39 deg. 32' 17" West 457.50 feet, Thence North 39 deg. 32' 17" West 147.50 feet, Thence North 40 deg. 35' 14" West 84.54 feet, Thence North 44 deg. 55' 34" West 82.08 feet, Thence North 49 deg. 26' 58" West 82.08 feet, Thence North 53 deg. 00' 56" West 82.15 feet, Thence North 59 deg. 53' 08" West 27.09 feet, Thence North 57 deg. 43' 27" West 36.45 feet, Thence South 32 deg. 16' 33" West 185.00 feet to the Southwestern right-of-way of Greenbriar Boulevard, Thence along said right-of-way North 57 deg. 43' 27" West 58.52 feet, Thence leaving said right-of-way South 36 deg. 39' 25" West 135.40 feet to The Point of Beginning, Thence South 36 deg. 39' 25" West 117.90 feet, Thence South 46 deg. 54' 26" West 397.04 feet, Thence South 46 deg. 54' 26" West 100.10 feet, Thence North 53 deg. 12' 41" West 33.69 feet, Thence North 44 deg. 49' 14" West 209.19 feet, Thence South 44 deg. 39' 18" West 749.54 feet, Thence South 13 deg. 07' 51" East 17.73 feet, Thence South 30 deg. 21' 30" West 233.06 feet to the Northern right-of-way of St. Andrews Place, Thence leaving said Northern right-of-way South 47 deg. 56' 41" West 50.00 feet to the Southern right-of-way of St. Andrews Place, Thence along said Southern right-of-way South 42 deg. 03' 19" East 11.06 feet, Thence leaving said Southern right-of-way South 47 deg. 56' 41" West 198.77 feet, Thence North 32 deg. 05' 51" West 110.33 feet, Thence South 57 deg. 54' 12" West 367.03 feet, Thence North 39 deg. 42' 10" West 658.70 feet, Thence North 48 deg. 22' 18" East 1264.74 feet, Thence North 40 deg. 37' 28" West 865.18 feet, Thence South 49 deg. 14' 42" West 1133.00 feet, Thence South 84 deg. 45' 24" West 172.64 feet, Thence North 05 deg. 11' 33" West 211.32 feet, Thence North 49 deg. 16' 51" East 2502.17 feet, Thence South 30 deg. 23' 59" East 169.98 feet,

Thence South 21 deg. 19' 14" East 88.70 feet, Thence South 15 deg. 25' 39" East 87.16 feet, Thence South 14 deg. 16' 32" East 90.00 feet, Thence South 16 deg. 01' 54" East 99.09 feet, Thence South 22 deg. 53' 51" East 103.40 feet, Thence South 30 deg. 39' 55" East 139.39 feet, Thence South 40 deg. 26' 24" East 469.53 feet Thence South 33 deg. 30' 45" West 172.56 feet, Thence South 13 deg. 41' 58" West 30.00 feet, Thence along a non-tangent curve concave Southwesterly (said curve having a radius of 325.00 feet, a long chord bearing South 60 deg. 45' 03" East having a length of 174.25 feet) a distance of 176.41 feet, Thence along a tangent curve to the right (said curve having a radius of 1544.80 feet, a long chord bearing South 45 deg. 53' 21" East having a length of 37.11 feet) a distance of 37.11 feet, Thence along a tangent curve to the left (said curve having a radius of 30.00 feet, a long chord bearing North 87 deg. 16' 09" East having a length of 43.27 feet) a distance of 48.33 feet, Thence South 38 deg. 01' 07" West 110.46 feet, Thence South 41 deg. 06' 56" West 62.71 feet, Thence South 48 deg. 53' 04" East 191.98 feet , Thence South 36 deg. 10' 58" West 35.00 feet, Thence South 56 deg. 07' 28" East 96.70 feet, Thence South 57 deg. 43' 27" East 195.75 feet to the point of beginning, containing 78.037 Acres, more or less.

Being subject to all easements, restrictions, and rights-of-way of record.

A copy of this petition and all pertaining thereto are on file and available for examination prior to the Public Hearing at the Sellersburg Building Commissioner office located at 316 E. 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. 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.

Attorney for Petitioner: Emily Poe Stumler, Esq. #30086-22, Hoffer Law, LLC 2001 E. Spring Street, New Albany, Indiana 47150



October 29, 2013

Robert Colin
ASB Builders
720 Rolling Creek Road.
New Albany, IN 47150

Dear Mr. Colin,

Clark County REMC has primary electric lines in The Willows of Covered Bridge Subdivision in Sellersburg, Indiana and can provide electric service to the new proposed section of this development. We can begin installing distribution lines at this location as soon as service is requested and the financial arrangements are made.

Sincerely,

Larry Edwards
Supervisor of Engineering Services

Clark County REMC
P.O. Box L
7810 State Road 60
Sellersburg, IN 47172-1858
2) 246-3316
(800) 462-6988
Fax: (812) 246-3947
E-mail: ccremc@theremc.com



SILVER CREEK WATER CORPORATION

P O BOX 102 * 8104 COUNTY LINE ROAD
SELLERSBURG IN 47172-0102
812-246-2889 * FAX 812-246-6503

October 30, 2013

Robert Colin
ASB, LLC
720 Rolling Creek Drive
Suite 106
New Albany, IN 47150

Dear Mr. Colin,

Please be advised that the Silver Creek Water Corporation can serve domestic water service and fire protection to the property known as Willows of Covered Bridge – Proposed Addition of approximately 160 lots on 78.037 acres.

It is our understanding that this property is adjacent to the existing sections of Willows of Covered Bridge. This development would be serviced from connecting to our existing water mains. We will also plan to connect to an existing 8" water main along the existing construction entrance from Bennettsville Road known as Greenbriar Blvd.

There is a \$1,500 Developer Fee that will need to be paid before future designing and planning will continue.

If you have any questions please call me at the number above.

Sincerely,

Scott A. Ham
Manager



10/30/2013

David Schuler
ASB, LLC
720 Rolling Creek Drive, Suite 106
New Albany, IN 47150

Re: Willows of Covered Bridge – 160 lots
Sellersburg, IN

Dear David:

Please be advised that the proposed development in the Willows of Covered Bridge, in Sellersburg, IN. is located within the gas service territory of Vectren Energy Delivery of Indiana, Inc. ("Vectren").

The preliminary discussion regarding the above referenced project has determined that Vectren has the capacity and facilities to provide adequate service to this proposed property; subject to our standard policies and procedures. Under Vectren's Terms and Conditions Applicable to Gas Service, Vectren shall locate the point to which the service connection will be made, and subject to other provisions of Vectren's Terms and Conditions, shall furnish, install and maintain all piping up to and including the meter sets.

Once a new service request has been received, Vectren's engineering department will commence the design and engineering work necessary to extend service to the proposed site and will provide cost estimates to you. Vectren looks forward to working with you to finalize a mutually acceptable proposal for the provision of gas service in Sellersburg, IN.

Sincerely,

Nathan Kunkler
Senior Account Manager
Vectren Energy Delivery of Indiana, Inc.
812-948-4969

Owner	Owner Street	Owner City, ST & ZIP	Property Street
POLSTON PHILIP L & TRACI I	100 EAST SPRING ST	NEW ALBANY, IN 47150	12703 COVERED BRIDGE RD
COVERED BRIDGE RECREATI	324 HUNTER STATION RD	SELLERSBURG, IN 47172	12701 COVERED BRIDGE RD
FOLGER EUGENE P & RENEE	12307 ST ANDREWS PLACE	SELLERSBURG, IN 47172	12307 ST ANDREWS PLACE
KELLER BRUCE N & CAMILLE	12309 ST ANDREWS PLACE	SELLERSBURG, IN 47172	12309 ST ANDREWS PLACE
Hafele James Hargis	12311 St Andrews Place	Sellersburg, IN 47172	12311 ST ANDREWS PLACE
RICHARDSON CLIFFORD W	8346 DORINDA DR	LOUISVILLE, KY 40258	12313 ST ANDREWS
Hensley LLC	485 N Indiana Ave	Sellersburg, IN 47172	12221 ST ANDREWS PLACE
STIDHAM FRANK & PEGGY	12215 ST ANDREWS PLACE	SELLERSBURG, IN 47172	12215 ST ANDREW'S PLACE
MURRELL MICHAEL D & KAT	12213 ST ANDREWS PLACE	SELLERSBURG, IN 47172	12213 ST ANDREW'S PLACE
Hensley Kevin Wayne	12203 St Andrews Place	Sellersburg, IN 47172	12203 ST ANDREW'S PLACE
HOBSON LARRY D & SUE J	12905 COVERED BRIDGE RD	SELLERSBURG, IN 47172	12905 COVERED BRIDGE RO
Beatty A Preston & Paris Jes	12901 Covered Bridge Rd	Sellersburg, IN 47172	12901 COVERED BRIDGE RO
MIX JON TODD & DIANA L	12809 COVERED BRIDGE RD	SELLERSBURG, IN 47172	12809 COVERED BRIDGE RO
REGER GREGORY M. & LISA	12807 COVERED BRIDGE RO	SELLERSBURG, IN 47172	12807 COVERED BRIDGE RO
BOTTORFF STEPHEN & BECK	12805 COVERED BRIDGE RD	SELLERSBURG, IN 47172	12805 COVERED BRIDGE RO
GRANGIER KIELLY	12803 COVERED BRIDGE RD	SELLERSBURG, IN 47172	12803 COVERED BRIDGE RO
LUO CAMERON S & YUNG D	12715 COVERED BRIDGE RD	SELLERSBURG, IN 47172	12715 COVERED BRIDGE RO
Day Andrew M & Jessica M	12713 Covered Bridge Rd	Sellersburg, IN 47172	12713 COVERED BRIDGE RD
LOBECK DAVE & ELIZABETH	12709 COVERED BRIDGE RO	SELLERSBURG, IN 47172	12709 COVERED BRIDGE RD
Haven John David	12707 Covered Bridge Rd	Sellersburg, IN 47172	12707 COVERED BRIDGE RD
COX JEFFREY D & LORI M	12705 COVERED BRIDGE RD	SELLERSBURG, IN 47172	12705 COVERED BRIDGE RD
Bentley Roy E & Doris E	4500 Park Granada	Calabasas, CA 91302	12803 BENNETTSVILLE ROAI
RICE TIMOTHY & PEGGY S	12809 BENNETTSVILLE RD	MEMPHIS, IN 47143	12809 BENNETTSVILLE ROAI
BEYL PARIS & ROXANNE	5908 JUNIPER RIDGE DR	CHARLESTOWN, IN 47111	ST ANDREW'S PLACE
ESTATE) DARLENE M MCDO	12305 ST ANDREWS PLACE	SELLERSBURG, IN 47172	12305 ST ANDREWS PLACE
Linehan Ryan & Stephanie	12301 St Andrews Place	Sellersburg, IN 47172	12301 ST ANDREWS PLACE
JONES DOUGLAS & LISA	12303 ST ANDREWS PLACE	SELLERSBURG, IN 47172	12303 ST ANDREWS PLACE
Fleming Patrick & Marianne	12219 St Andrews Place	Sellersburg, IN 47172	12219 ST ANDREW'S PLACE
SMITH DEBORAH A	12211 ST ANDREWS PLACE	SELLERSBURG, IN 47172	12211 ST ANDREW'S PLACE
SMITH CLINTON M SR & DEI	12211 ST ANDREWS PLACE	SELLERSBURG, IN 47172	ST ANDREW'S PLACE
Groan Scott D & Karlie A	1309 South Street	New Albany, IN 47150	12205 ST ANDREW'S PLACE
BERGER CHARLES S & MARY	12201 SAINT ANDREWS PL	SELLERSBURG, IN 47172	12201 SAINT ANDREWS PL
RIGGS GLENN R & SALLEY	12816 BENNETTSVILLE ROAI	MEMPHIS, IN 47143	12812 BENNETTSVILLE ROAI
ALLEN MARVIN E & NORMA	13020 BENNETTSVILLE RD	MEMPHIS, IN 47143	13104 BENNETTSVILLE ROAI
BOOK MARVIN R & HAMM (12125 BENNETTSVILLE RD	MEMPHIS, IN 47143	BENNETTSVILLE ROAD
Book Raymond S & Book M	12125 Bennettsville Rd	Memphis, IN 47143	BENNETTSVILLE ROAD
Federal National Mortgage /	14221 Dallas Parkway Ste 1	Dallas, TX 75254	BENNETTSVILLE ROAD
Federal National Mortgage /	14221 Dallas Parkway Ste 1	Dallas, TX 75254	12609 BENNETTSVILLE ROAI
DAILY STEWART	12611 BENNETTSVILLE RD.	MEMPHIS, IN 47143	12611 BENNETTSVILLE ROAI
RICE RANDY & LORI	12811 COVERED BRIDGE RD	SELLERSBURG, IN 47172	12811 COVERED BRIDG ROA
ROBERT LYNN CO. INC.	713 MOUNT TABOR ROAD	NEW ALBANY, IN 47172	12809 BENNETTSVILLE ROAI
Schwartz David E & Erika D	1214 Harvest Ridge Blvd	Memphis, IN 47143	12713 BENNETTSVILLE ROA
ROBERT LYNN CO INC	713 MT TABOR ROAD SUIT	NEW ALBANY, IN 47150	12613 BENNETTSVILLE ROAI
HELM EUGENE S JR & VALEF	12419 GREENBRIAR BLVD	SELLERSBURG, IN 47172	12419 GREENBRIAR BLVD
WATTERSON ALAN G & CRY	12421 GREENBRIAR BLVD	SELLERSBURG, IN 47172	12421 GREENBRIAR BLVD
ROBERT LYNN CO. INC.	713 MOUNT TABOR ROAD	NEW ALBANY, IN 47150	WINGED FOOT DR/ GREENB
MILLS TIMOTHY & KELLY	12417 GREENBRIAR BLVD	SELLERSBURG, IN 47172	12417 GREENBRIAR BLVD
FRENCH ELVIS & BEVERLY	12711 BENNETTSVILLE ROAI	MEMPHIS, IN 47143	12711 BENNETTSVILLE ROAI
BAKER LINDA M	13010 BENNETTSVILLE RD	MEMPHIS, IN 47143	13010 Bennettsville
MUELLER PATRICK J & MAR'	12115 ST ANDREW PLACE	SELLERSBURG, IN 47172	12115 ST ANDREWS PLACE
Robert Lynn Company Inc	715 Mt Tabor Rd	New Albany IN 47150	
ROBERT LYNN CO. INC.	713 MOUNT TABOR ROAD	NEW ALBANY, IN 47150	(TO BE ASSIGNED)
Whalen Michael D & Cynthi	301 East Utica Street	Sellersburg, IN 47172	12617 BENNETTSVILLE ROAI
Whalen Michael D & Cynthi	301 East Utica Street	Sellersburg, IN 47172	BENNETTSVILLE ROAD
Whalen Michael D & Cynthi	301 East Utica Street	Sellersburg, IN 47172	BENNETTSVILLE ROAD

SNELLING RICHARD JR & LAI 12609 BENNETTSVILLE RD MEMPHIS, IN 47143

BENNETTSVILLE ROAD

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 12/16/2013 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 Robert Lynn to allow the following:

Grant preliminary plat.

(Brief description of request)

On property commonly known as Willows Sec 3 and 4 and also described by the following:

10-20-18-200-169.000-026 and 10-02-18-200-167.000-026

(Legal description of property)

A copy of this petition and all pertaining thereto are on file and available for examination prior to the Public Hearing at the Sellersburg Building Commissioner office located at 316 East 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. 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

AFFIDAVIT OF OWNERSHIP

If the owner(s) of the subject property are giving authorization for someone else to apply for the Preliminary Plat Approval, this Attachment is to be completed and submitted.

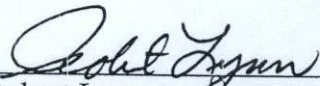
I, Robert Lynn, as President for The Robert Lynn Company, Inc., do hereby certify that the company is the owner of property legally described as 10-02-18-200-169.000-026 and 10-02-18-200-167.000-026, and do hereby certify that company authorizes ASB, LLC to apply for Preliminary Plat Approval on this property.

The following is a legal description prepared this 3rd day of September, 2013, of real property being a part of Survey #182 of the Illinois Grant, Carr Township, Clark County, Indiana, more particularly described as follows:

Commencing at the Southwestern corner of Lot #23 in Covered Bridge Subdivision, as recorded in the records of the Clark County Recorder's Office Office in Clark County, Indiana, Thence with an extension of the South line of said Lot #23, and perpendicular to the right-of-way of Covered Bridge Road South 50 deg. 27' 43" West 50.00 feet, Thence along the Western right-of-way of Covered Bridge Road North 39 deg. 32' 17" West 16.59 feet, Thence leaving said right-of-way South 50 deg. 27' 43" West 135.00 feet, Thence North 39 deg. 32' 17" West 457.50 feet, Thence North 39 deg. 32' 17" West 147.50 feet, Thence North 40 deg. 35' 14" West 84.54 feet, Thence North 44 deg. 55' 34" West 82.08 feet, Thence North 49 deg. 26' 58" West 82.08 feet, Thence North 53 deg. 00' 56" West 82.15 feet, Thence North 59 deg. 53' 08" West 27.09 feet, Thence North 57 deg. 43' 27" West 36.45 feet, Thence South 32 deg. 16' 33" West 185.00 feet to the Southwestern right-of-way of Greenbriar Boulevard, Thence along said right-of-way North 57 deg. 43' 27" West 58.52 feet, Thence leaving said right-of-way South 36 deg. 39' 25" West 135.40 feet to The Point of Beginning, Thence South 36 deg. 39' 25" West 117.90 feet, Thence South 46 deg. 54' 26" West 397.04 feet, Thence South 46 deg. 54' 26" West 100.10 feet, Thence North 53 deg. 12' 41" West 33.69 feet, Thence North 44 deg. 49' 14" West 209.19 feet, Thence South 44 deg. 39' 18" West 749.54 feet, Thence South 13 deg. 07' 51" East 17.73 feet, Thence South 30 deg. 21' 30" West 233.06 feet to the Northern right-of-way of St. Andrews Place, Thence leaving said Northern right-of-way South 47 deg. 56' 41" West 50.00 feet to the Southern right-of-way of St. Andrews Place, Thence along said Southern right-of-way South 42 deg. 03' 19" East 11.06 feet, Thence leaving said Southern right-of-way South 47 deg. 56' 41" West 198.77 feet, Thence North 32 deg. 05' 51" West 110.33 feet, Thence South 57 deg. 54' 12" West 367.03 feet, Thence North 39 deg. 42' 10" West 658.70 feet, Thence North 48 deg. 22' 18" East 1264.74 feet, Thence North 40 deg. 37' 28" West 865.18 feet, Thence South 49 deg. 14' 42" West 1133.00 feet, Thence South 84 deg. 45' 24" West 172.64 feet, Thence North 05 deg. 11' 33" West 211.32 feet, Thence

North 49 deg. 16' 51" East 2502.17 feet, Thence South 30 deg. 23' 59" East 169.98 feet, Thence South 21 deg. 19' 14" East 88.70 feet, Thence South 15 deg. 25' 39" East 87.16 feet, Thence South 14 deg. 16' 32" East 90.00 feet, Thence South 16 deg. 01' 54" East 99.09 feet, Thence South 22 deg. 53' 51" East 103.40 feet, Thence South 30 deg. 39' 55" East 139.39 feet, Thence South 40 deg. 26' 24 East 469.53 feet Thence South 33 deg. 30' 45" West 172.56 feet, Thence South 13 deg. 41' 58" West 30.00 feet, Thence along a non-tangent curve concave Southwesterly (said curve having a radius of 325.00 feet, a long chord bearing South 60 deg. 45' 03" East having a length of 174.25 feet) a distance of 176.41 feet, Thence along a tangent curve to the right (said curve having a radius of 1544.80 feet, a long chord bearing South 45 deg. 53' 21" East having a length of 37.11 feet) a distance of 37.11 feet, Thence along a tangent curve to the left (said curve having a radius of 30.00 feet, a long chord bearing North 87 deg. 16' 09" East having a length of 43.27 feet) a distance of 48.33 feet, Thence South 38 deg. 01' 07" West 110.46 feet, Thence South 41 deg. 06' 56" West 62.71 feet, Thence South 48 deg. 53' 04" East 191.98 feet, Thence South 36 deg. 10' 58" West 35.00 feet, Thence South 56 deg. 07' 28" East 96.70 feet, Thence South 57 deg. 43' 27" East 195.75 feet to the point of beginning, containing 78.037 Acres, more or less.

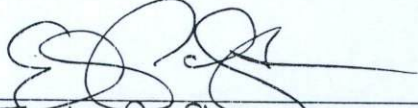
Being subject to all easements, restrictions, and rights-of-way of record.


Robert Lynn, as President for
the Robert Lynn Company, Inc.

STATE OF INDIANA
COUNTY OF FLOYD

Subscribed and sworn to before me, a Notary Public within and for said County and State,
this 9th day of December, 2013,

MY COMMISSION EXPIRES: 1/20/2020
MY COUNTY OF RESIDENCE: Floyd


Emily A. Shriver, Notary Public



Parcel Number (18-digits)	Owner	TAX ID	Owner Street
10-45-18-200-302.000-043	POLSTON PHILIP L & TRACI L	45-00007-047-0	100 EAST SPRING ST
15-16-500-203.000-043	COVERED BRIDGE RECREATION CENTER INC	45-00007-021-0	324 HUNTER STATION RD
10-45-18-200-092.000-043	FOLGER EUGENE P & RENEE D	45-00004-004-0	12307 ST ANDREWS PLACE
10-45-18-200-091.000-043	KELLER BRUCE N & CAMILLE J	45-00004-003-0	12309 ST ANDREWS PLACE
10-45-18-200-090.000-043	Hafele James Hargis	45-00004-002-0	12311 St Andrews Place
10-45-18-200-089.000-043	RICHARDSON CLIFFORD W & SUSAN M	45-00004-001-0	8346 DORINDA DR
10-45-18-200-156.000-043	Hensley LLC	45-00005-001-0	485 N Indiana Ave
10-45-18-200-158.000-043	STIDHAM FRANK & PEGGY	45-00005-003-0	12215 ST ANDREWS PLACE
10-45-18-200-159.000-043	MURRELL MICHAEL D & KATHY A	45-00005-004-0	12213 ST ANDREWS PLACE
10-45-18-200-164.000-043	Hensley Kevin Wayne	45-00005-009-0	12203 St Andrews Place
10-45-18-200-326.000-043	HOBSON LARRY D & SUE J	45-00008-021-0	12905 COVERED BRIDGE RD
10-45-18-200-327.000-043	Beatty A Preston & Paris Jessica	45-00008-022-0	12901 Covered Bridge Rd
10-45-18-200-329.000-043	MIX JON TODD & DIANA L	45-00008-024-0	12809 COVERED BRIDGE RD
10-45-18-200-330.000-043	REGER GREGORY M. & LISA G.	45-00008-025-0	12807 COVERED BRIDGE RO,
10-45-18-200-331.000-043	BOTTORFF STEPHEN & BECKY	45-00008-026-0	12805 COVERED BRIDGE RD
10-45-18-200-332.000-043	GRANGIER KIELLY	45-00008-027-0	12803 COVERED BRIDGE RD
10-45-18-200-307.000-043	LUO CAMERON S & YUNG DER-LI	45-00007-052-0	12715 COVERED BRIDGE RD
10-45-18-200-306.000-043	Day Andrew M & Jessica M	45-00007-051-0	12713 Covered Bridge Rd
10-45-18-200-305.000-043	LOBECK DAVE & ELIZABETH J	45-00007-050-0	12709 COVERED BRIDGE RO,
10-45-18-200-304.000-043	Haven John David	45-00007-049-0	12707 Covered Bridge Rd
10-45-18-200-303.000-043	COX JEFFREY D & LORI M	45-00007-048-0	12705 COVERED BRIDGE RD
10-45-18-200-013.000-043	Bentley Roy E & Doris E	45-00002-013-0	4500 Park Granada
15-18-200-016.000-043	RICE TIMOTHY & PEGGY S	45-00002-016-0	12809 BENNETTSVILLE RD
10-45-18-200-162.000-043	BEYL PARIS & ROXANNE	45-00005-007-0	5908 JUNIPER RIDGE DR
10-45-18-200-093.000-043	ESTATE) DARLENE M MCDOWELL (LIFE	45-00004-005-0	12305 ST ANDREWS PLACE
10-45-18-200-095.000-043	Linehan Ryan & Stephanie	45-00004-007-0	12301 St Andrews Place
10-45-18-200-094.000-043	JONES DOUGLAS & LISA	45-00004-006-0	12303 ST ANDREWS PLACE
10-45-18-200-157.000-043	Fleming Patrick & Marianne	45-00005-002-0	12219 St Andrews Place
10-45-18-200-160.000-043	SMITH DEBORAH A	45-00005-005-0	12211 ST ANDREWS PLACE
10-45-18-200-161.000-043	SMITH CLINTON M SR & DEBORAH A	45-00005-006-0	12211 ST ANDREWS PLACE
10-45-18-200-163.000-043	Groan Scott D & Karlie A	45-00005-008-0	1309 South Street
10-45-18-200-165.000-043	BERGER CHARLES S & MARY ANN	45-00005-010-0	12201 SAINT ANDREWS PL
10-02-18-200-148.000-026	RIGGS GLENN R & SALLEY	02-00022-012-0	12816 BENNETTSVILLE ROAC
10-45-18-200-001.000-043	ALLEN MARVIN E & NORMA L	45-00002-001-0	13020 BENNETTSVILLE RD
10-45-18-200-018.000-043	BOOK MARVIN R & HAMM CAROL M RTS OF	45-00002-018-0	12125 BENNETTSVILLE RD
10-45-18-200-005.000-043	Book Raymond S & Book Marvin R	45-00002-005-0	12125 Bennettsville Rd
10-45-18-200-022.000-043	Federal National Mortgage Association	45-00002-022-0	14221 Dallas Parkway Ste 10
10-45-18-200-023.000-043	Federal National Mortgage Association	45-00002-023-0	14221 Dallas Parkway Ste 10
10-45-18-200-009.000-043	DAILY STEWART	45-00002-009-0	12611 BENNETTSVILLE RD.
10-45-18-200-328.000-043	RICE RANDY & LORI	45-00008-023-0	12811 COVERED BRIDGE RD
10-45-18-200-004.000-043	ROBERT LYNN CO. INC.	45-00002-004-0	713 MOUNT TABOR ROAD
10-45-18-200-026.000-043	Schwartz David E & Erika D	45-00002-026-0	1214 Harvest Ridge Blvd
10-45-18-200-006.000-043	ROBERT LYNN CO INC	45-00002-006-0	713 MT TABOR ROAD SUITE
15-18-200-356.000-043	HELM EUGENE S JR & VALERIE J	45-00010-005-0	12419 GREENBRIAR BLVD
15-18-200-354.000-043	WATTERSON ALAN G & CRYSTAL D	45-00010-003-0	12421 GREENBRIAR BLVD
10-45-18-200-352.000-043	ROBERT LYNN CO. INC.	45-00010-001-0	713 MOUNT TABOR ROAD

10-45-18-200-358.000-043	MILLS TIMOTHY & KELLY	45-00010-007-0	12417 GREENBRIAR BLVD
10-45-18-200-015.000-043	FRENCH ELVIS & BEVERLY	45-00002-015-0	12711 BENNETTSVILLE ROAD
02-18-200-166.000-026	BAKER LINDA M	02-00022-032-0	13010 BENNETTSVILLE RD
10-45-18-200-361.000-043	MUELLER PATRICK J & MARY B	45-00011-001-0	12115 ST ANDREW PLACE
10-02-18-200-505.000-026	Robert Lynn Company Inc	02-00064-003-0	715 Mt Tabor Rd
10-45-18-200-003.000-043	ROBERT LYNN CO. INC.	45-00002-003-0	713 MOUNT TABOR ROAD
10-45-18-200-010.000-043	Whalen Michael D & Cynthia A	45-00002-010-0	301 East Utica Street
10-45-18-200-019.000-043	Whalen Michael D & Cynthia A	45-00002-019-0	301 East Utica Street
10-45-18-200-020.000-043	Whalen Michael D & Cynthia A	45-00002-020-0	301 East Utica Street
10-45-18-200-025.000-043	SNELLING RICHARD JR & LAURA A	45-00002-025-0	12609 BENNETTSVILLE RD

Owner City, ST & ZIP	Property Street
NEW ALBANY, IN 47150	12703 COVERED BRIDGE RD
SELLERSBURG, IN 47172	12701 COVERED BRIDGE RD
SELLERSBURG, IN 47172	12307 ST ANDREWS PLACE
SELLERSBURG, IN 47172	12309 ST ANDREWS PLACE
Sellersburg, IN 47172	12311 ST ANDREWS PLACE
LOUISVILLE, KY 40258	12313 ST ANDREWS
Sellersburg, IN 47172	12221 ST ANDREWS PLACE
SELLERSBURG, IN 47172	12215 ST ANDREW'S PLACE
SELLERSBURG, IN 47172	12213 ST ANDREW'S PLACE
Sellersburg, IN 47172	12203 ST ANDREW'S PLACE
SELLERSBURG, IN 47172	12905 COVERED BRIDGE ROAD
Sellersburg, IN 47172	12901 COVERED BRIDGE ROAD
SELLERSBURG, IN 47172	12809 COVERED BRIDGE ROAD
SELLERSBURG, IN 47172	12807 COVERED BRIDGE ROAD
SELLERSBURG, IN 47172	12805 COVERED BRIDGE ROAD
SELLERSBURG, IN 47172	12803 COVERED BRIDGE ROAD
SELLERSBURG, IN 47172	12715 COVERED BRIDGE ROAD
Sellersburg, IN 47172	12713 COVERED BRIDGE RD
SELLERSBURG, IN 47172	12709 COVERED BRIDGE RD
Sellersburg, IN 47172	12707 COVERED BRIDGE RD
SELLERSBURG, IN 47172	12705 COVERED BRIDGE RD
Calabasas, CA 91302	12803 BENNETTSVILLE ROAD
MEMPHIS, IN 47143	12809 BENNETTSVILLE ROAD
SELLERSBURG, IN 47172	ST ANDREW'S PLACE
SELLERSBURG, IN 47172	12305 ST ANDREWS PLACE
Sellersburg, IN 47172	12301 ST ANDREWS PLACE
SELLERSBURG, IN 47172	12303 ST ANDREWS PLACE
Sellersburg, IN 47172	12219 ST ANDREW'S PLACE
SELLERSBURG, IN 47172	12211 ST ANDREW'S PLACE
SELLERSBURG, IN 47172	ST ANDREW'S PLACE
New Albany, IN 47150	12205 ST ANDREW'S PLACE
SELLERSBURG, IN 47172	12201 SAINT ANDREWS PL
MEMPHIS, IN 47143	12812 BENNETTSVILLE ROAD
MEMPHIS, IN 47143	13104 BENNETTSVILLE ROAD
MEMPHIS, IN 47143	BENNETTSVILLE ROAD
Memphis, IN 47143	BENNETTSVILLE ROAD
Dallas, TX 75254	BENNETTSVILLE ROAD
Dallas, TX 75254	12609 BENNETTSVILLE ROAD
MEMPHIS, IN 47143	12611 BENNETTSVILLE ROAD
SELLERSBURG, IN 47172	12811 COVERED BRIDG ROAD
NEW ALBANY, IN 47172	12809 BENNETTSVILLE ROAD
Memphis, IN 47143	12713 BENNETTSVILLE ROAD
NEW ALBANY, IN 47150	12613 BENNETTSVILLE ROAD
SELLERSBURG, IN 47172	12419 GREENBRIAR BLVD
SELLERSBURG, IN 47172	12421 GREENBRIAR BLVD
NEW ALBANY, IN 47150	WINGED FOOT DR/ GREENBRIAR BLVD

SELLERSBURG, IN 47172	12417 GREENBRIAR BLVD
MEMPHIS, IN 47143	12711 BENNETTSVILLE ROAD
MEMPHIS, IN 47143	13010 Bennetsville
SELLERSBURG, IN 47172	12115 ST ANDREWS PLACE
New Albany IN 47150	
NEW ALBANY, IN 47150	(TO BE ASSIGNED)
Sellersburg, IN 47172	12617 BENNETTSVILLE ROAD
Sellersburg, IN 47172	BENNETTSVILLE ROAD
Sellersburg, IN 47172	BENNETTSVILLE ROAD
MEMPHIS, IN 47143	BENNETTSVILLE ROAD

Legal Description

COVERED BRIDGE REPLAT LOT 182 .399 AC??
COVERED BRIDGE REPLAT REC. CENTER 1.267 AC
WILLOWS II SUBD LOT 152??
WILLOWS II SUBD LOT 151??
WILLOWS II SUBD LOT 150??
WILLOWS II SUBD LOT 149??
AMENDED BAY POINTE AT COVERED BRIDGE LOT 1
AMENDED BAY POINTE AT COVERED BRIDGE LOT 3
AMENDED BAY POINTE AT COVERED BRIDGE LOT 4 0.82858 AC REM
AMENDED BAY POINTE AT COVERED BRIDGE LOT 9
COVERED BRIDGE REPLAT LOT 194
COVERED BRIDGE REPLAT LOT 193??
COVERED BRIDGE REPLAT LOT 191
COVERED BRIDGE REPLAT LOT 190
COVERED BRIDGE REPLAT LOT 189
COVERED BRIDGE REPLAT LOT 188
COVERED BRIDGE REPLAT LOT 187
COVERED BRIDGE REPLAT LOT 186 .294 AC
COVERED BRIDGE REPLAT LOT 185 .309 AC
Gt 182-Covered Bridge Subd-Re-Plat Lot 184--0.279 Ac??
COVERED BRIDGE REPLAT LOT 183 .317 AC
GT 182 2.05 AC??
GT 182 14.4352 AC??
AMENDED BAY POINTE AT COVERED BRIDGE LOT 7
WILLOWS II SUBD LOT 153??
WILLOWS II SUBD LOT 155??
WILLOWS II SUBD LOT 154??
AMENDED BAY POINTE AT COVERED BRIDGE LOT 2
AMENDED BAY POINTE AT COVERED BRIDGE LOT 5
AMENDED BAY POINTE AT COVERED BRIDGE LOT 6
AMENDED BAY POINTE AT COVERED BRIDGE LOT 8
AMENDED BAY POINTE AT COVERED BRIDGE LOT 10
GT 182 .679 AC BY SURVEY??
GT 182 40.352 AC??
GT 182 1.24 AC??
GT 182 .0569 AC??
GT 182 1.0 AC??
GT 182 1.0 AC??
GT 182 1.179 AC??
COVERED BRIDGE REPLAT LOT 192
GT. 182 12.9063 AC.??
GT 182 10 AC BY SUR??
GT 182 26.759 AC??
OWS OF COV. BRIDGE SEC 3 LOT 111??
OWS OF COV. BRIDGE SEC 3 LOT 109??
WILLOWS OF COV. BRIDGE SEC 3 LOT 107??

WILLOWS OF COV. BRIDGE SEC 3 LOT 113

GT 182 2.301 AC REM

GT 182 8.458 ac rem

Y POINTE OF COVERED BRIDGE SEC 2 LOT # 22

GT 182 40.089 AC REM.

GT 182 0.746 AC

GT 182 .52 AC

GT 182 .254 AC

GT 182 0.347AC

Proof of Publication

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Sellersburg Plan Commission will hold a Public Hearing on December 16, 2013 at 6:00 P.M. in the meeting room at the Sellersburg Town Hall located at 316 East Utica Street Sellersburg, Indiana to consider the petition by ASB, LLC (Petitioner) on behalf of the Robert Lynn Company, Inc. (Owner) regarding the Preliminary Plat approval of the proposed Woods of Covered Bridge Subdivision on property commonly known as 78.037 acres at Willows of Covered Bridge, Sellersburg, Indiana 47172. The property key numbers are 10-02-18-200-169.000-026 and 10-02-18-200-167.000-026. The following is a legal description prepared this 3rd day of September, 2013, of real property being a part of Survey #182 of the Illinois Grant, Carr Township, Clark County, Indiana, more particularly described as follows: Commencing at the Southwestern corner of Lot #23 in Covered Bridge Subdivision, as recorded in the records of the Clark County Recorders Office in Clark County, Indiana, Thence with an extension of the South line of said Lot #23, and perpendicular to the right-of-way of Covered Bridge Road South 50 deg. 27' 43" West 50.00 feet, Thence along the Western right-of-way of Covered Bridge Road North 39 deg. 32' 17" West 16.59 feet, Thence leaving said right-of-way South 50 deg. 27' 43" West 135.00 feet, Thence North 39 deg. 32' 17" West 457.50 feet, Thence North 39 deg. 32' 17" West 147.50 feet, Thence North 40 deg. 35' 14" West 84.54 feet, Thence North 44 deg. 55' 34" West 82.08 feet, Thence North 49 deg. 26' 58" West 82.08 feet, Thence North 53 deg. 00' 56" West 82.15 feet, Thence North 59 deg. 53' 08" West 27.09 feet, Thence North 57 deg. 43' 27" West 36.45 feet, Thence South 32 deg. 16' 33" West 185.00 feet to the Southwestern right-of-way of Greenbriar Boulevard, Thence along said right-of-way North 57 deg. 43' 27" West 58.52 feet, Thence leaving said right-of-way South 36 deg. 39' 25" West 135.40 feet to The Point of Beginning, Thence South 36 deg. 39' 25" West 117.90 feet, Thence South 46 deg. 54' 26" West 397.04 feet, Thence South 46 deg. 54' 26" West 100.10 feet, Thence North 53 deg. 12' 41" West 33.69 feet, Thence North 44 deg. 49' 14" West 209.19 feet, Thence South 44 deg. 39' 18" West 749.54 feet, Thence South 13 deg. 07' 51" East 17.73 feet, Thence South 30 deg. 21' 30" West 233.06 feet to the Northern right-of-way of St. Andrews Place, Thence leaving said Northern right-of-way South 47 deg. 56' 41" West 50.00 feet to the Southern right-of-way of St. Andrews Place, Thence along said Southern right-of-way South 42 deg. 03' 19" East 11.06 feet, Thence leaving said Southern right-of-way South 47 deg. 56' 41" West

Publication

Fee \$ 440.82

849141

STATE OF INDIANA COUNTY OF CLARK - SS

Theresa Wheatbrook on oath says that she is the bookkeeper of NEWS AND TRIBUNE and in the employ of the publisher of

NEWS AND TRIBUNE,

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 NEWS AND TRIBUNE

Dated: 12-06 2013

(X) Theresa Wheatbrook

STATE OF INDIANA COUNTY OF CLARK

Subscribed and sworn to before me this

10TH day of December 2013

(X) Joann Galligan
Joann Galligan

Notary Public, Clark County, Indiana
(My Commission Expires August 27, 2014)

Clark County, IN



SELLERSBURG PLAN COMMISSION

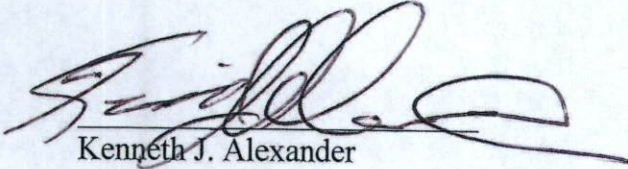
On or about the 16th day of December, 2013, a public hearing was held at the Sellersburg Town Hall located at 316 E. Utica Street, Sellersburg Indiana to consider the petition by Woods of Covered Bridge, LLC on behalf of the Robert Lynn Company, Inc., regarding Preliminary Plat approval of the proposed Woods of Covered Bridge Subdivision. At this meeting, the Sellersburg Plan Commission unanimously approved this Preliminary Plat, based only on the condition that a Technical Committee meet for review and provide its reviews, recommendations, and report.

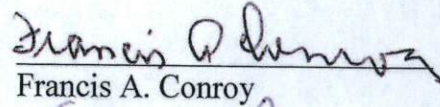
On or about the 17th day of December, 2013, this Technical Committee met and reviewed both the Preliminary Plat and the proposed development site. Following this Committee meeting, it was determined that the subdivision is approved, with the inclusion of the following conditions.

1. Following the formation of the Homeowner's Association in the development, all common areas and detention ponds will be deeded into said Association and maintained by their governing body.
2. All Street Signs are to be substantially similar to the signs located throughout the entire Covered Bridge Development. This includes both the signs that indicate the street names, as well as the STOP signs located within the development.
3. Lots 54-58 of the development require approval for building by the Developer/Builder's Engineer, as well as the Engineer for the Town of Sellersburg to make sure they are safe for the development of homes.
4. Developer is required to repair the construction road before the start of any construction on the development.
5. Developer must clean up the construction road, making it passable within 90 days from the date of signing this Agreement by the Plan Commission.
6. Developer must begin with Section One of this development, and post bond on the final pavement of this Section before beginning Section 2 of this development. This shall be the case for any subsequent developed sections. Any changes regarding development in sections will require Plan Commission approval.
7. Developer's Engineer is required to provide the calculations for existing detention pond to allow the Town to determine that it currently meets all existing requirements.
8. Pursuant to Subdivision Regulations for the Town of Sellersburg, Indiana Article III, Section C, Number 9, initial Preliminary Approval is granted for a total of two years. If final approval is not given within that two year period, the Developer is required to resubmit the plat again for preliminary approval. It is the position of the Plan Commission that because this is a large development, Preliminary Approval shall last longer than two years, and shall continue indefinitely. However, if at any time during the

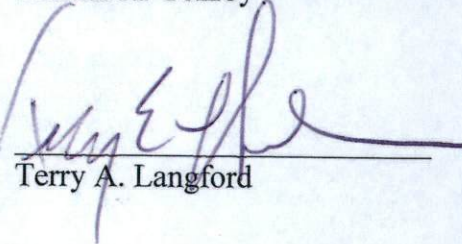
life of the development, a building permit is not purchased within a period of time greater than two years, this Preliminary Approval shall expire, and the Developer will be required to return to the Plan Commission to receive an updated approval regarding the continued development of this development.

DATED THIS 18th DAY OF December, 2013.


Kenneth J. Alexander

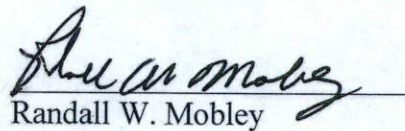

Francis A. Conroy

Thomas M. McEwen


Terry A. Langford


Donald L. Compton


Michael N. Lockhart


Randall W. Mobley

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

January 20, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Randall W. Mobley called the Sellersburg Planning and Zoning Board meeting to order at 6:05 P.M. at the Sellersburg Town Hall, 316 East Utica Street on January 20, 2014.

ROLL CALL:

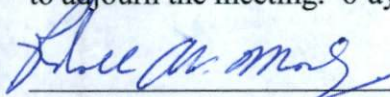
President Randall W. Mobley, Vice-President Francis A. Conroy, Member Donald L. Compton, Member Michael N. Lockhart, Member Terry E. Langford, Member Thomas M. McEwen Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

Kenneth J. Alexander was not present.

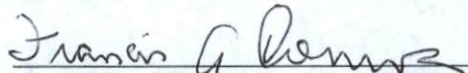
TERRY E. LANGFORD moved, seconded by Thomas M. McEwen, to continue with the same officers for the year 2014. (Officers, President Randall W. Mobley and Vice-President Francis A. Conroy). 6-aye, 0-nay, motion is approved.

FRANCIS A. CONROY moved, seconded by Terry E. Langford, to accepted the minutes of the December 16, 2013 meeting, with correction to the word is to if in the paragraph addressed by Gene Folger. 6-aye, 0-nay, motion is approved.

There being no further business, Michael N. Lockhart moved, seconded by Donald L. Compton, to adjourn the meeting. 6-aye, 0-nay, motion approved and meeting adjourned at 6:07 P.M.



Randall W. Mobley, President



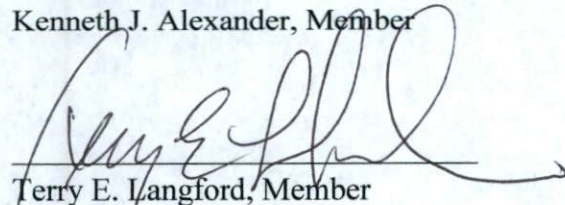
Francis A. Conroy, Vice-President

ABSENT

Kenneth J. Alexander, Member



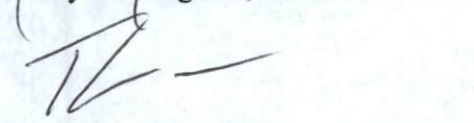
Donald L. Compton, Member



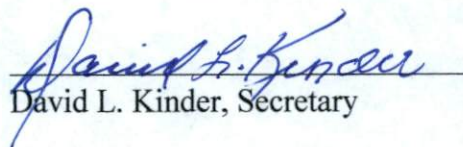
Terry E. Langford, Member

ABSENT

Michael N. Lockhart, Member



Thomas M. McEwen, Member



David L. Kinder, Secretary

**SELLERSBURG PLAN COMMISSION
AGENDA**

February 17, 2014

1. Roll Call.
2. Approve the minutes from the January 20, 2014 meeting.
3. Adjourn.

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

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

February 17, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Randall W. Mobley called the Sellersburg Planning and Zoning Board meeting to order at 6:02 P.M. at the Sellersburg Town Hall, 316 East Utica Street on February 17, 2014.

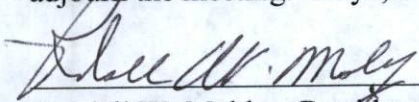
ROLL CALL:

President Randall W. Mobley, Vice-President Francis A. Conroy, Member Donald L. Compton, Member Terry E. Langford, Member Thomas M. McEwen Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

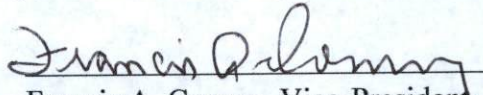
Kenneth J. Alexander and Member Michael N. Lockhart were not present.

DONALD L. COMPTON moved, seconded by Francis A. Conroy, to accepted the minutes of the January 20, 2014 meeting, as written. 5-aye, 0-nay, motion is approved.

There being no further business, Francis A. Conroy moved, seconded by Donald L. Compton, to adjourn the meeting. 6-aye, 0-nay, motion approved and meeting adjourned at 6:03 P.M.



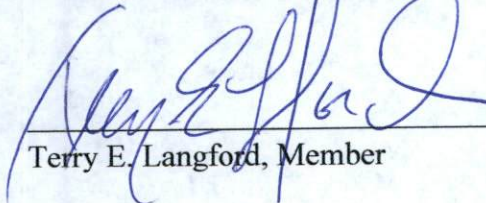
Randall W. Mobley, President



Francis A. Conroy, Vice-President

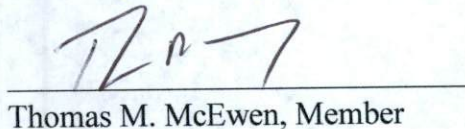
ABSENT
Kenneth J. Alexander, Member

Donald L. Compton, Member

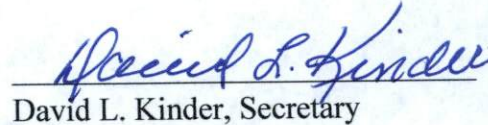


Terry E. Langford, Member

ABSENT
Michael N. Lockhart, Member



Thomas M. McEwen, Member



David L. Kinder, Secretary

**SELLERSBURG PLAN COMMISSION
AGENDA**

March 17, 2014

1. Roll Call.
2. Mitchell and Barbara Smith for variance to Subdivision Ordinance to allow subdividing the property consisting of 3.6 acres to 1 1 acre lot and 1 2.6 acre lot to build a residence on the 2.6 acre lot. Section L of the Subdivision Ordinance restricts the Board of Zoning Appeals from granting variances of the Subdivision Ordinance.
3. Approve the minutes from the February 17, 2014 meeting.
4. Adjourn.

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

Sellersburg Board of Zoning Appeals Petition
(Application Form)

We, Mitchell A. & Barbara J. Smith do hereby formally petition the Sellersburg
(Property Owners Name(s))
Board of Zoning Appeals to APPROVE A VARIANCE
(Action Requested)
for the property located at 2919 ALLENTOWN ROAD
SELLERSBURG, INDIANA

Petition to be presented to the Sellersburg Board of Zoning Appeals for action on:

3/17/2014

(Meeting Date)

at 6:00 P.M.

Mitchell A. Smith

Property Owner Signature

Barbara J. Smith

Property Owner Signature (If Applicable)

2919 ALLENTOWN ROAD

Property Owner's Address

SELLERSBURG, IN 47172

(502) 664-0776

Property Owner's Phone Number

2-4-14

Date

WE OWN HOME & 3.6
ACRES ON 2919 ALLENTOWN
RD. SELLING EXISTING HOUSE
WITH 1 ACRE. WANT TO
BUILD NEW HOUSE ON
REMAINING 2.6 ACRES.

Section L. Variances

1. Where the Plan Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such variances shall not have the effect of nullifying the intent and purpose of these regulations; and further provided the Plan Commission shall not approve variances unless it shall make findings based upon the evidence presented to it in each specific case that:

a) The granting of the variance will not be detrimental to the public safety, health, or welfare, or injurious to other property.

b) The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.

c) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out. Financial hardship does not constitute grounds for a variance.

d) The variance will not in any manner vary the provisions of the Zoning . Ordinance, Comprehensive Plan, or Thoroughfare or Major Street Plan.

e) Where the variance impacts on design and construction of public facilities, all appropriate public agencies will be given ample time to comment in writing to the Commission.

2. In approving variances, the Plan Commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of these regulations.

3. A petition for any such variance shall be submitted in writing by the sub divider at the time when the sketch plat is filed for the consideration of the Administrator. The petition shall state fully the grounds for the application and all of the facts relied upon by the petitioner.

4. It is not within the jurisdiction of the Board of Zoning Appeals to grant variances to these regulations.

Clark County, IN

Property Assessment Detail Report
 Parcel Number: 10-45-16-500-022.000-043
 39°North- 855.GIS.3939



Parcel Information

Parcel Number: 10-45-16-500-022.000-043
Alt Parcel Number: 45-00001-022-0
Property Address: 2919 ALLENTOWN ROAD
Neighborhood: carr twp-town of sellersburg res
Property Class: 1 Family Dwell - Platted Lot
Legal Description: GT 165 3.06 AC
Owner Name: SMITH MITCHELL A & BARBARA J
Owner Address: 2919 ALLENTOWN RD
 SELLERSBURG, IN 47172

Taxing District

Township: CARR TOWNSHIP
Corporation: WEST CLARK COMMUNITY

Land Description

Land Type	Acreage	Dimensions
9rr		1.0000
91rr		2.060

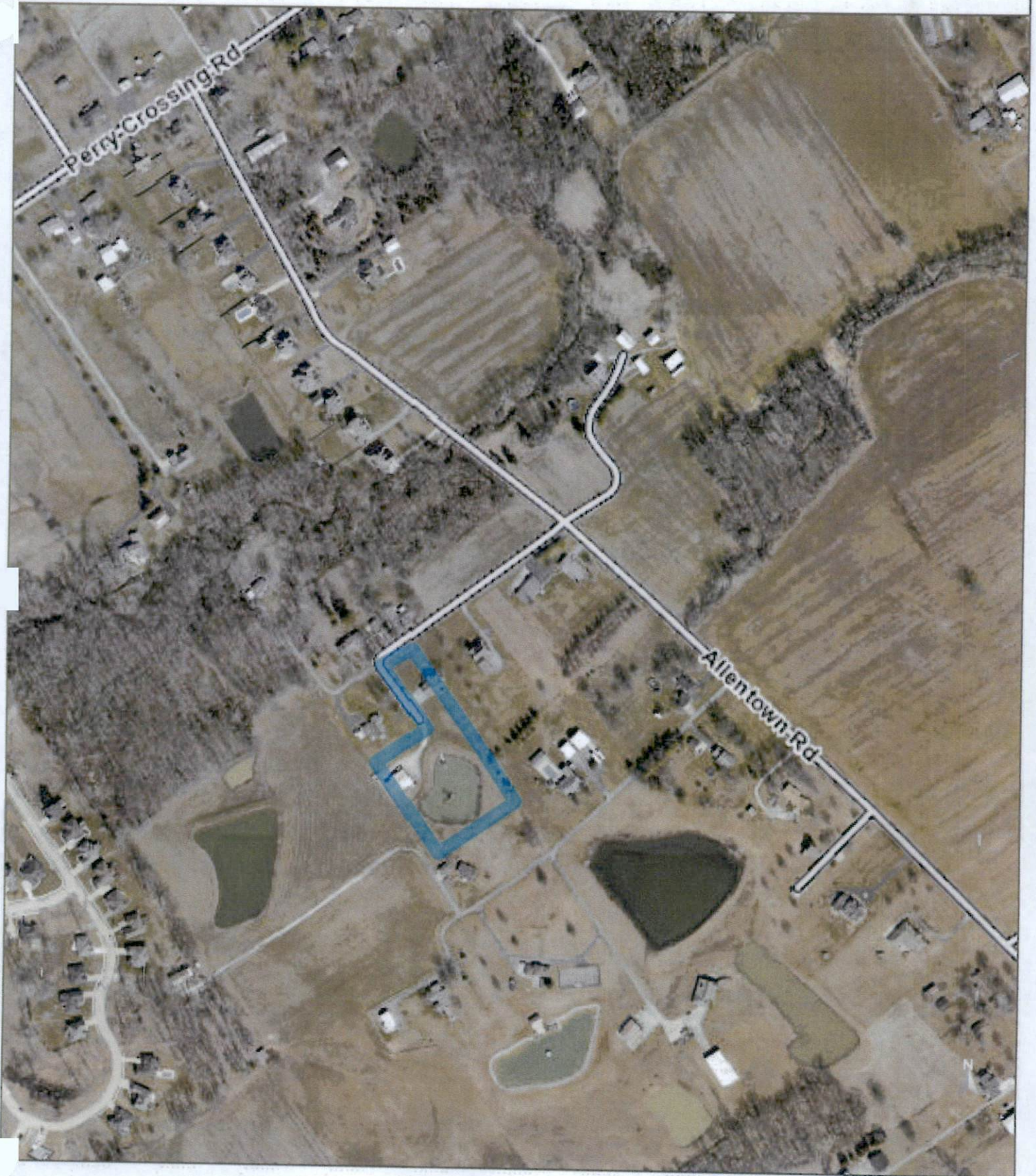
Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
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Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
07-13-2013	ANNUAL ADJUSTMENT	28100	203000	231100

2919 Allentown Road



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

March 17, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Randall W. Mobley called the Sellersburg Planning and Zoning Board meeting to order at 6:04 P.M. at the Sellersburg Town Hall, 316 East Utica Street on March 17, 2014.

ROLL CALL:

President Randall W. Mobley, Vice-President Francis A. Conroy, Member Terry E. Langford, Member Thomas M. McEwen, Member Michael N. Lockhart, Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

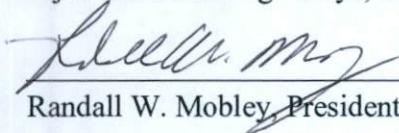
Kenneth J. Alexander and Member Donald L. Compton were not present.

MITCHELL and Barbara Smith request variance to subdivision ordinance to allow subdividing the property at 2919 Allentown Road, Sellersburg, Indiana, consisting of 3.6 acres to one 1 acre lot and one 2.6 acre lot. They will construct a residence on the 2.6 acre lot.

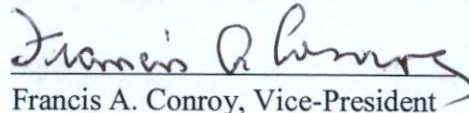
MICHAEL N. LOCKHART moved, seconded by Francis A. Conroy, to approve the request for the variance and allow subdividing the property into one 1 acre lot and one 2.6 acre lot. 5-aye, 0-nay, motion is approved.

TERRY E. LANGFORD moved, seconded by Francis A. Conroy, to approve the minutes of the February 17, 2014 meeting, as written. 4-aye, 1-abstains (Lockhart), motion is approved.

There being no further business Terry E. Langford moved, seconded by , Francis A. Conroy, to adjourn the meeting. 5-aye, 0-nay, motion approved and meeting adjourned at 6:23 P.M.



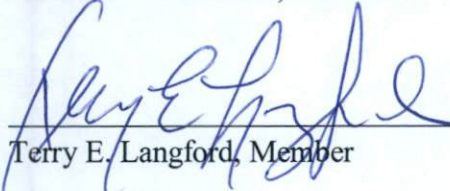
Randall W. Mobley, President



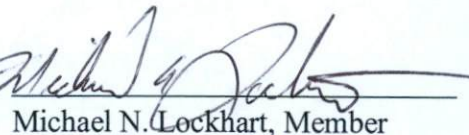
Francis A. Conroy, Vice-President

ABSENT
Kenneth J. Alexander, Member

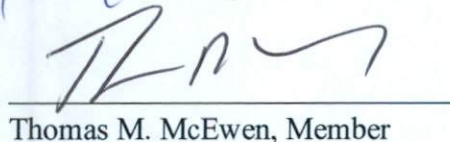
ABSENT
Donald L. Compton, Member



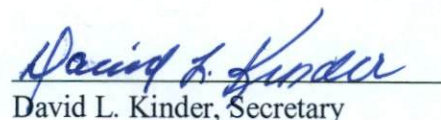
Terry E. Langford, Member



Michael N. Lockhart, Member



Thomas M. McEwen, Member



David L. Kinder, Secretary

**SELLERSBURG PLAN COMMISSION
AGENDA**

April 21, 2014

1. Roll Call.
2. Eric Stone Requesting Zoning Change from R-1 to R-2 to convert garage to apartment.
3. Approve the minutes from the March 17, 2014 meeting.
4. Adjourn.

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

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

April 21, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Randall W. Mobley called the Sellersburg Planning and Zoning Board meeting to order at 6:23 P.M. at the Sellersburg Town Hall, 316 East Utica Street on March 17, 2014.

ROLL CALL:

President Randall W. Mobley, Vice-President Francis A. Conroy, Member Kenneth J. Alexander, Member Donald L. Compton, Member Terry E. Langford, Member Thomas M. McEwen, Member Michael N. Lockhart, Building Commissioner J. Greg Dietz and Secretary David L. Kinder.


ERIC STONE requesting zoning change from R-1 to R-2 to convert garage to apartment at 334 Villa Drive.

Mr. Stone did not post property for zoning change as required.


KENNETH J. ALEXANDER moved, seconded by Terry E. Langford, to table the request until the May 19, 2014 meeting. 7-aye, 0-nay, motion is approved.

MICHAEL N. LOCKHART moved, seconded by Thomas M. McEwen, March 17, 2014 meeting, as written. 6-aye, 1-abstains (Alexander), motion is approved.

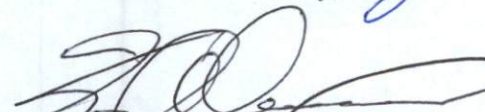
There being no further business Francis A. Conroy moved, seconded by Kenneth J. Alexander, to adjourn the meeting. 7-aye, 0-nay, motion approved and meeting adjourned at 6:32 P.M.



Randall W. Mobley, President

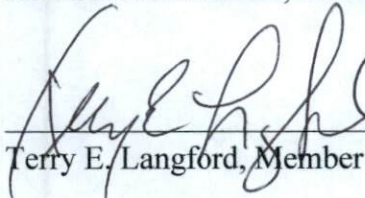


Francis A. Conroy, Vice-President



Kenneth J. Alexander, Member


Donald L. Compton, Member



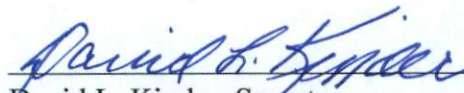
Terry E. Langford, Member



Michael N. Lockhart, Member



Thomas M. McEwen, Member



David L. Kinder, Secretary

**SELLERSBURG PLAN COMMISSION
AGENDA**

May 19, 2014

1. Roll Call.
2. Eric Stone Requesting Zoning Change from R-1 to R-2 to convert garage to apartment. (tabled from last meeting)
3. Approve the minutes from the April 21, 2014 meeting.
4. Adjourn.

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

**SELLERSBURG PLAN COMMISSION
AGENDA**

June 16, 2014

1. Roll Call.
2. No items for consideration.
3. Approve the minutes from the May 19, 2014 meeting.
4. Adjourn.

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

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

May 19, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Randall W. Mobley called the Sellersburg Planning and Zoning Board meeting to order at 6:02 P.M. at the Sellersburg Town Hall, 316 East Utica Street on May 19, 2014.

ROLL CALL:

President Randall W. Mobley, Vice-President Francis A. Conroy, Member Kenneth J. Alexander, Member Terry E. Langford, Member Thomas M. McEwen, Member Michael N. Lockhart, Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

Member Donald L. Compton was not present.


ERIC STONE requesting zoning change from R-1 to R-2 to convert garage to apartment at 334 Villa Drive.

KENNETH J. ALEXANDER moved, seconded by Thomas M. McEwen. To approve the request for the zoning change from R-1 to R-2. Contingent upon Mr. Stone concreting around a sewer cleanout on the Lewis property. 6-aye, 0-nay, motion is approved.

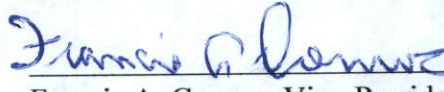
Mr. Stone advised that he needs to have a resolution prepared for the Town Council to approve this zoning change as recommended by the Plan Commission.

MICHAEL N. LOCKHART moved, seconded by Thomas M. McEwen, to approve the minutes, as written, for the April 21, 2014 meeting. 6-aye, 0-nay, motion is approved.

There being no further business Terry E. Langford moved, seconded by Francis A. Conroy, to adjourn the meeting. 6-aye, 0-nay, motion approved and meeting adjourned at 6:10 P.M.

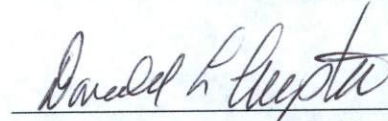


Randall W. Mobley, President

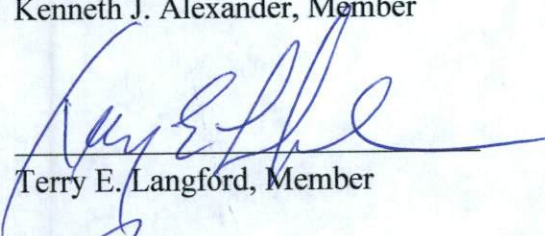


Francis A. Conroy, Vice-President

Kenneth J. Alexander, Member




Donald L. Compton, Member

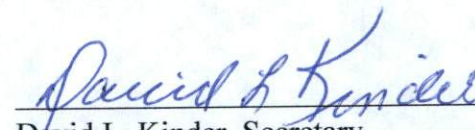


Terry E. Langford, Member

Michael N. Lockhart, Member



Thomas M. McEwen, Member



David L. Kinder, Secretary



4-15-12

To:

Sellersburg Plan Commission!

This is to inform you of
Eric Stones plans for an Apartment
for his Dad at 334 Villa Dr -
Sellersburg In- 47172

I have no objection!

I wish him Success with
his plans -

Jessie Lewis
328 Villa Dr.
Sellersburg In. 47172

7013 1090 0001 5389 4955

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Restricted Delivery Fee (Endorsement Required)	00.00	
Total Postage & Fees	\$ 57.75	04/11/2014

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or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

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Certified Fee	17.30	02
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Restricted Delivery Fee (Endorsement Required)	00.00	
Total Postage & Fees	\$ 57.75	04/11/2014

Sent To SHIELDS

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or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

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Certified Fee	17.30	02
Return Receipt Fee (Endorsement Required)	00.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	00.00	
Total Postage & Fees	\$ 57.75	04/11/2014

Sent To LEWIS

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or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

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Certified Fee	17.30	02
Return Receipt Fee (Endorsement Required)	00.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	00.00	
Total Postage & Fees	\$ 57.75	04/11/2014

Sent To KESSLINGER

Street, Apt. No.;
or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

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

June 16, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Randall W. Mobley called the Sellersburg Planning and Zoning Board meeting to order at 6:16 P.M. at the Sellersburg Town Hall, 316 East Utica Street on June 16, 2014.

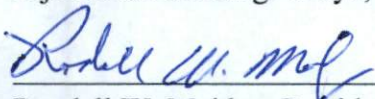
ROLL CALL:

President Randall W. Mobley, Vice-President Francis A. Conroy, , Member Donald L. Compton, Member Terry E. Langford, Member Thomas M. McEwen, Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

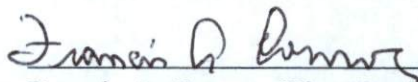
Member Kenneth J. Alexander and Member Michael N. Lockhart were not present.

DONALD L. COMPTON moved, seconded by Francis A. Conroy, to approve the minutes, as written, of the May 19, 2014 meeting. 5-aye, 0-nay, motion is approved.

There being no further business Francis A. Conroy moved, seconded by Terry E. Langford, to adjourn the meeting. 5-aye, 0-nay, motion approved and meeting adjourned at 6:19 P.M.



Randall W. Mobley, President




Francis A. Conroy, Vice-President

Kenneth J. Alexander, Member

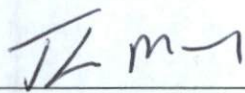


Donald L. Compton, Member

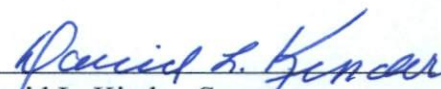
Terry E. Langford, Member



Michael N. Lockhart, Member



Thomas M. McEwen, Member



David L. Kinder, Secretary

SELLERSBURG BOARD OF ZONING APPEALS

June 16, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Francis A. Conroy called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 P.M. at the Sellersburg Town Hall, 316 East Utica Street on June 16, 2014.

ROLL:

President Francis A. Conroy, Vice President Randall W. Mobley, Member Dennis V. Amos, Member Charles E. Popp, Member Vincent C. Thacker, Jr., Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

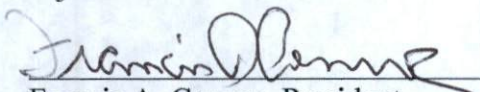
JEFF PARRISH requests a variance from the 60 foot required lot width to build new single family residences at 407 North Indiana Avenue and 378 Popp Avenue.

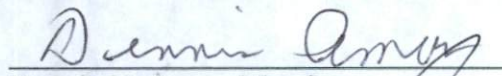
RANDALL E. MOBLEY moved, seconded by Charles E. Popp to approve the variance request at 407 North Indiana Avenue. 5-aye, 0-nay, motion is approved.

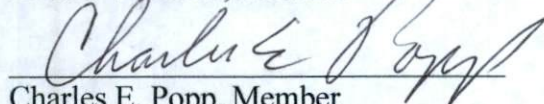
VINCENT C. THACKER, Jr. moved, seconded by Randall W. Mobley, to approve the variance request at 378 Popp Avenue. 5-aye, 0-nay, motion is approved.

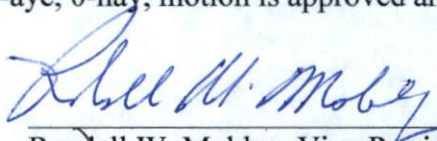
VINCENT C. THACKER, Jr. moved, seconded by Dennis V. Amos, to approve the minutes, as written, of the May 19, 2014 meeting. 5-aye, 0-nay, motion is approved.


There being no further business to come before the Board, Charles E. Popp moved, seconded by Vincent C. Thacker, Jr., to adjourn the meeting. 5-aye, 0-nay, motion is approved and meeting adjourned at 6:13 P.M.

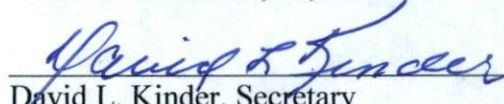

Francis A. Conroy, President


Dennis V. Amos, Member


Charles E. Popp, Member


Randall W. Mobley, Vice-President


Vincent C. Thacker, Jr., Member


David L. Kinder, Secretary

**SELLERSBURG PLAN COMMISSION
AGENDA**

July 21, 2014

1. Roll Call.
2. No items for consideration.
3. Approve the minutes from the June 16, 2014 meeting.
4. Adjourn.

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

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

July 21, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Randall W. Mobley called the Sellersburg Planning and Zoning Board meeting to order at 6:29 P.M. at the Sellersburg Town Hall, 316 East Utica Street on July 21, 2014.

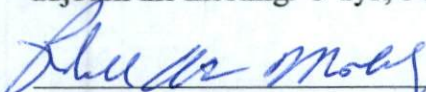
ROLL CALL:

President Randall W. Mobley, Vice-President Francis A. Conroy, , Member Donald L. Compton, Member Terry E. Langford, Member Thomas M. McEwen, Member Michael N. Lockhart, Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

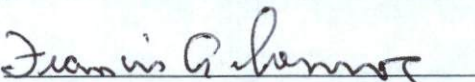
Member Kenneth J. Alexander and Member Terry A. Langford were not present.

DONALD L. COMPTON moved, seconded by Francis A. Conroy, to approve the minutes, as written, of the June 16, 2014 meeting. 5-aye, 0-nay, motion is approved.

There being no further business Francis A. Conroy moved, seconded by Donald L. Compton, to adjourn the meeting. 5-aye, 0-nay, motion approved and meeting adjourned at 6:3219 P.M.



Randall W. Mobley, President

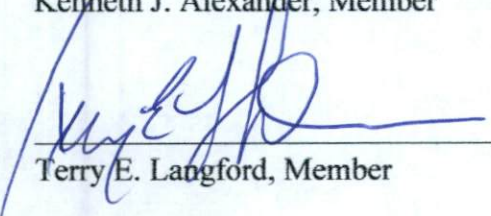


Francis A. Conroy, Vice-President

Kenneth J. Alexander, Member



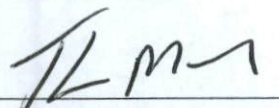
Donald L. Compton, Member



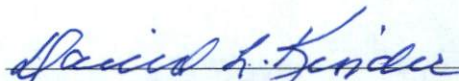
Terry E. Langford, Member



Michael N. Lockhart, Member



Thomas M. McEwen, Member



David L. Kinder, Secretary

**SELLERSBURG PLAN COMMISSION
AGENDA**

August 18, 2014

1. Roll Call.
2. No items for consideration.
3. Approve the minutes from the June 21, 2014 meeting.
4. Adjourn.

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

SELLERSBURG BOARD OF ZONING APPEALS

August 18, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Francis A. Conroy called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 P.M. at the Sellersburg Town Hall, 316 East Utica Street on August 18, 2014.

ROLL:

President Francis A. Conroy, Vice President Randall W. Mobley, Member Dennis V. Amos, Member Charles E. Popp, Member Vincent C. Thacker, Jr., Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

Request from Chris O'Neal, O'Neal Ford, Inc., represented by Todd Beyl, to renew the variances on the signs mounted on the sides of the semi-trailers located on South New Albany Street and Broadway Street.

RANDY W. MOBLEY moved, seconded by Dennis V. Amos, to approve the request and that the sign on Broadway be moved back to the paved parking lot. 5-aye, 0-nay, motion is approved.

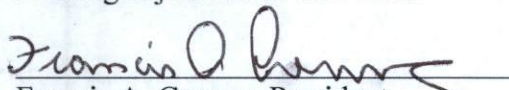
JEFF PARRISH, representing Mary Pickerill, requesting variance from the required 60 foot lot width to allow for a 50 foot lot width and the minimum lot square footage from 7200 square feet to 7000 square feet at 215 Popp Avenue.


Mr. Parrish requests that the lot next door also be granted the same variance as he is going to build a house on each lot.

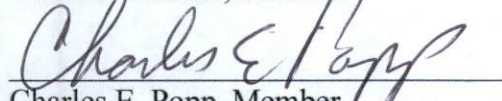
VINCENT C. THACKER, Jr. moved, seconded by Charles E. Popp, to grant the variances for lot 11 and lot 12. 5-aye, 0-nay, motion is approved.

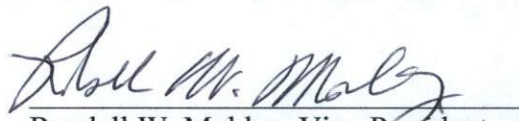
^{AR}
CHARLES E. POPP moved, seconded by Dennis V. Amos, to approve, as written, the minutes of the July 21, 2014 meeting. 5-aye, 0-nay, motion is approved.

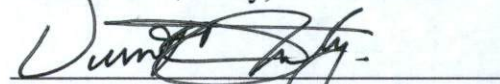
There being no further business to come before the Board, Randall W. Mobley moved, seconded by Vincent C. Thacker, Jr., to adjourn the meeting. 5-aye, 0-nay, motion is approved and meeting adjourned at 6:18 P.M.

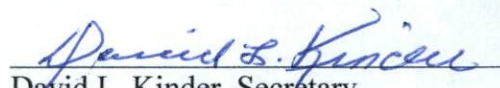

Francis A. Conroy, President


Dennis V. Amos, Member


Charles E. Popp, Member


Randall W. Mobley, Vice-President


Vincent C. Thacker, Jr., Member


David L. Kinder, Secretary

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

August 18, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Randall W. Mobley called the Sellersburg Planning and Zoning Board meeting to order at 6:21 P.M. at the Sellersburg Town Hall, 316 East Utica Street on August 18, 2014.

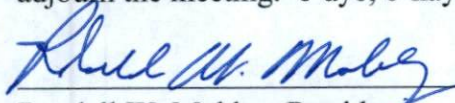
ROLL CALL:

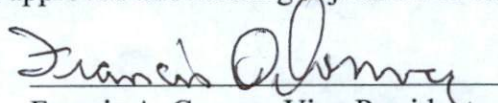
President Randall W. Mobley, Vice-President Francis A. Conroy, , Member Donald L. Compton, Member Terry E. Langford, Member Thomas M. McEwen, Member Terry A. Langford, Member Michael N. Lockhart, Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

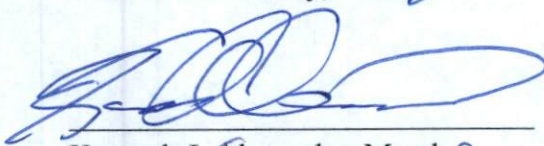
Member Kenneth J. Alexander was not present.

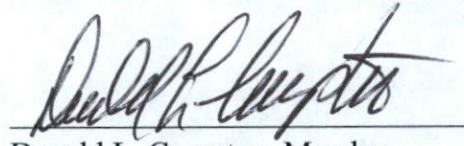
FRANCIS A. CONROY moved, seconded by Donald L. Compton, to approve the minutes, as written, of the July 21, 2014 meeting. 6-aye, 0-nay, motion is approved.

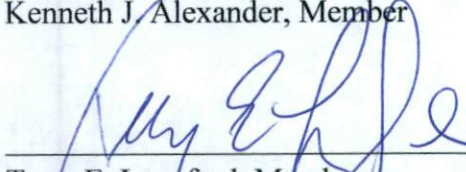
There being no further business Terry E. Langford moved, seconded by Donald L. Compton, to adjourn the meeting. 6-aye, 0-nay, motion approved and meeting adjourned at 6:28 P.M.


Randall W. Mobley, President

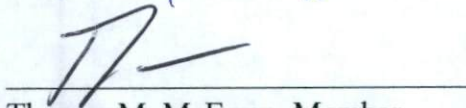

Francis A. Conroy, Vice-President

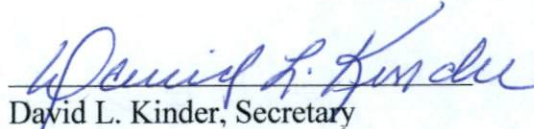

Kenneth J. Alexander, Member


Donald L. Compton, Member


Terry E. Langford, Member


Michael N. Lockhart, Member


Thomas M. McEwen, Member


David L. Kinder, Secretary

**SELLERSBURG PLAN COMMISSION
AGENDA**

September 15, 2014

1. Roll Call.
2. Garry and Linda Griffin requesting rezoning at 315 South New Albany Street from B-3 to Residential since they have closed their business and are wanting to refinance their home. Adjoining properties are zoned B-3 and R-3.
3. Jane Wilson requesting to subdivide 2208 Perry Crossing Road into 3 separate tracts. Subdividing a Tract into 3 or less Tracts is considered a Minor Subdivision.
4. Davis Schuler requesting approval of final plat of Section Three of the Woods of Covered Bridge. All prerequisites have been meet.
5. ICON Sellersburg Center, LLC requesting to re-plat and rezone a portion of 7603 County Road 311 from B-1 to R-3 to allow for the construction of a multi-family apartment complex. This property is located in a PUD which allows for mixed zoning. PUD rules will also apply to the development. *168 ARTS*
6. Z S Developers, LLC requesting a subdivision of 9001 Hardy Way into two tracts. Subdividing a Tract into 3 or less Tracts is considered a minor subdivision. This is also located in a PUD.
7. Approve the minutes from the August 18, 2014 meeting.
8. Adjourn.

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

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

September 15, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Randall W. Mobley called the Sellersburg Planning and Zoning Board meeting to order at 6:21 P.M. at the Sellersburg Town Hall, 316 East Utica Street on September 15, 2014.

ROLL CALL:

President Randall W. Mobley, Vice-President Francis A. Conroy, Member Kenneth J. Alexander, Member Donald L. Compton, Member Terry E. Langford, Member Thomas M. McEwen, Member Terry A. Langford, Member Michael N. Lockhart, Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

GARRY and LINDA GRIFFIN requesting rezoning at 315 South New Albany Street from B-3 to residential since they have closed their business and are wanting to refinance their home. Adjoining properties are zoned B-3 and R-3.

TERRY E. LANGFORD moved, seconded by Donald L. Compton, to approve the request and grant the zoning change to R-3. 7-aye, 0-nay, motion is approved.

JANE WILSON requesting to subdivide 2008 Perry Crossing Road into 3 separate tracts.

FRANCIS A. CONROY moved, seconded by Thomas M. McEwen, to approve the request to subdivide the property into 3 separate tracts. 7-aye, 0-nay, motion is approved.

DAVIS SCHULER, represented by Jason Cooperwaite, PE, 301 Chestnut Street, Corydon, Indiana requesting approval of the final plat of section three of the Woods of Covered Bridge.

TERRY E. LANGFORD moved, seconded by Francis A. Conroy, to approve the final plat of section three of the Woods of Covered Bridge. 7-aye, 0-nay, motion is approved.

ICON SELLERSBURG CENTER, LLC, represented by Attorney Allen Applegate of Applegate and Fifer, 438 Meigs Avenue, Jeffersonville, Indiana requesting to re-plat and rezone a portion of 7603 County Road 311 from B-1 to R-3 to allow for construction of a multi-family apartment complex. (Property is located in a PUD which allows for mixed zoning).

RICHARD SMITH, Managing Member ICON, 8911 Greenway Commons Way, Louisville, Kentucky advises this will be approximately a ten million dollar investment with seven buildings and twenty-four units per building.

PATRICK DAILY, Executive Vice-President New Washington State Bank 8509 Old Highway 60, Sellersburg, Indiana speaks in opposition to this request. Currently poor maintenance of the property and the roadway into the property; also the increase in traffic.

DENNIS JENKINS, DDS, Designing Smiles, 7709 Highway 311, Sellersburg, Indiana speaks in opposition to this request. Present maintenance of roadway, traffic congestion on Old State Road 60 and hindrance of egress and ingress to his business because of traffic.

KENNETH HECKER, President, Backyard Staycations, 8717 Old State Road 60, Sellersburg, Indiana speaks in opposition to this request. He states when he opened his business four years ago he was told, by the Town of Sellersburg, that this property would be for businesses only. He also objects because of the extra traffic congestion.

DENNIS V. AMOS 614 Forrest Drive North, Sellersburg, Indiana, speaks in opposition to this request because of additional traffic congestion in that area.

KENNETH J. ALEXANDER advises that this property is zoned B-1 and the apartments could still be constructed without the new zoning classification.

TERRY E. LANGFORD moved, seconded by Kenneth J. Alexander, to table this request until the next meeting, October 20, 2014. 7-aye, 0-nay, motion is approved.

Sellersburg Plan Commission
September 15, 2013
Page 3 of 3 pages

Z S DEVELOPERS, LLC represented by Jason Cooperwaite, PE. 301 Chestnut Street, Corydon, Indiana requesting a subdivision of 9001 Hardy Way into two tracts. (This is a PUD location).

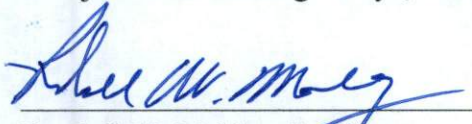
Cooperwaite advises there will be an easement change for the gravity flow sewer in the area.

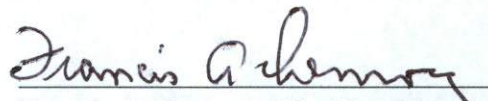
JEFFERY SHREVE, Storage Express, Hardy Way, Sellersburg, Indiana explains that when he bought the property for the Storage Express there was an agreement with Z S Developers to assist with finishing the road (Hardy Way) between Storage Express and their apartments. To date Z S Developers has not paid to have the road finished.

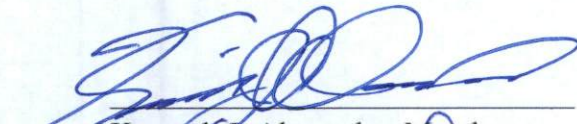
KENNETH J. ALEXANDER moved, seconded by Donald L. Compton, to table this request until the October 20, 2014 meeting.

MICHAEL N. LOCKHART moved, seconded by Francis A. Conroy, to approve the minutes, as written, of the August 18, 2104 meeting. 7-aye, 0-nay, motion is approved.

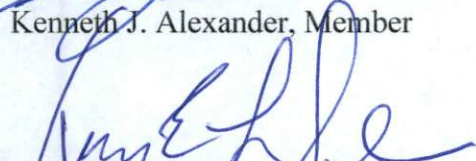
There being no further business Michael N. Lockhart moved, seconded by Donald L. Compton, to adjourn the meeting. 6-aye, 0-nay, motion approved and meeting adjourned at 7:55 P.M.


Randall W. Mobley, President

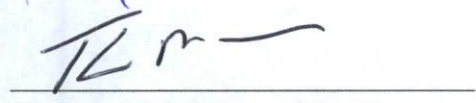

Francis A. Conroy, Vice-President



Kenneth J. Alexander, Member


Donald L. Compton, Member


Terry E. Langford, Member


Michael N. Lockhart, Member


Thomas M. McEwen, Member


David L. Kinder, Secretary

SELLERSBURG PLAN COMMISSION
AGENDA

October 20, 2014

1. Roll Call.
2. Approve the minutes from the September 15, meeting.
3. Unfinished Business –
 - (1) Z S Developers, LLC requesting a subdivision of 9001 Hardy Way into two tracts. Subdividing a Tract into 3 or less Tracts is considered a minor subdivision. This is also located in a PUD. Tabled from the September 15, 2014 meeting.
 - (2) ICON Sellersburg Center, LLC requesting to re-plat and rezone a portion of 7603 County Road 311 from B-1 to R-3 to allow for the construction of a multi-family apartment complex. This property is located in a PUD which allows for mixed zoning. PUD rules will also apply to the development. **After further review no zoning or re-plat required as it is located in a PUD and is governed by the PUD master plan. No petition required and petition fee will be refunded.**
4. New Business – Ronald and Marsha Boggs requesting to subdivide 2410 Allentown Road into two 2.5 acre lots. They wish to build a 2000 square foot house and a 900 square foot garage 650 feet from the roadway on the lot that would be created by the subdivision. Subdividing a Tract into 3 or less Tracts is considered a minor subdivision. Tabled from the September 15, 2014 meeting.
5. Adjourn.

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

SELLERSBURG ZONING APPEALS BOARD
AGENDA

October 20, 2014

1. Roll Call
2. Approve the minutes from the September 15, 2014 meeting.
3. Unfinished Business - NONE
4. New Business - NONE
5. Adjourn.

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

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

October 20, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Randall W. Mobley called the Sellersburg Planning and Zoning Board meeting to order at 6:05 P.M. at the Sellersburg Town Hall, 316 East Utica Street on October 20, 2014.

ROLL CALL:

President Randall W. Mobley, Vice-President Francis A. Conroy, Member Kenneth J. Alexander, Member Donald L. Compton, Member Terry E. Langford, Member Thomas M. McEwen, Member Terry A. Langford, Member Michael N. Lockhart, Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

MICHAEL N. LOCKHART moved, seconded by Francis A. Conroy, to approve the minutes, as written, of the September 15, 2014 meeting. 6-aye, 0-nay, motion is approved.

Z S DEVELOPERS, LLC requesting re-plat and rezoning a portion of 7603 County Road 311 from B-1 to R-3 to allow for construction of a multi-family apartment complex.

KENNETH J. ALEXANDER asks if an agreement with Jeffery Shreve, Storage Express, has been completed and signed? Also if the easement for the sewer line has been drawn-up and signed?

KENNETH J. ALEXANDER moved, seconded by Terry E. Langford to table this request until a special meeting can be called after the contracts have been completed and signed. When contracts completed parties are to contact the Secretary and he will set a meeting and advertise the date and time.

ICON, Sellersburg Center, LLC is resolved. After further review no zoning or re-plat required as it is located in a PUD and is governed by the PUD master plan. No petition required and petition fee will be refunded.

RONALD AND MARSHA BOGGS requesting to subdivide 2410 Allentown Road into two 2.5 acre lots will not be considered as the 10 day notice was only posted for 6 days.

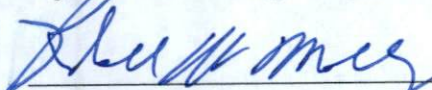
TERRY E. LANGFORD moved, seconded by Thomas M. McEwen, to table this request until the November 17, 2014 meeting. 7-aye, 0-nay, motion is approved.

Sellersburg Planning and Zoning Meeting

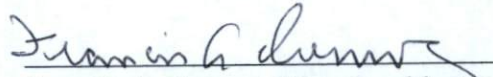
October 20, 2014

Page 2 of 2 pages

There being no further business Francis A. Conroy moved, seconded by Donald L. Compton, to adjourn the meeting. 7-aye, 0-nay, motion approved and meeting adjourned at 6:31 P.M.



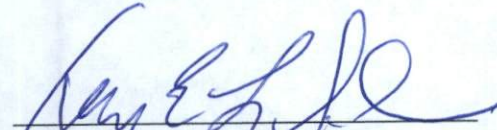
Randall W. Mobley, President



Francis A. Conroy, Vice-President

Kenneth J. Alexander, Member


Donald L. Compton, Member



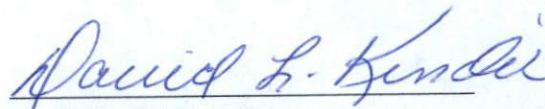
Terry E. Langford, Member



Michael N. Lockhart, Member



Thomas M. McEwen, Member



David L. Kinder, Secretary

SELLERSBURG BOARD OF ZONING APPEALS

November 17, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

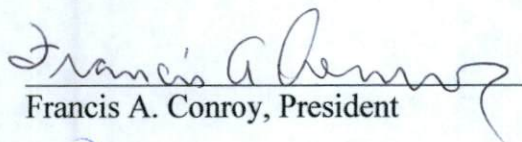
President Francis A. Conroy called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 P.M. at the Sellersburg Town Hall, 316 East Utica Street on November 17, 2014.

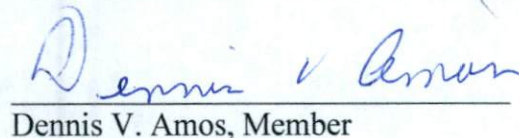
ROLL:

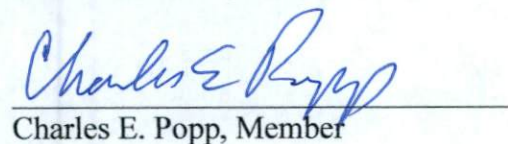
President Francis A. Conroy, Vice President Randall W. Mobley, Member Dennis V. Amos, Member Charles E. Popp, Member Vincent C. Thacker, Jr., Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

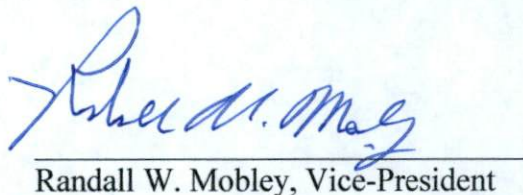
CHARLES E. POPP moved, seconded by Vincent C. Thacker, Jr., to approve the minutes, as written, of the October 20, 2014 meeting. 5-aye, 0-nay, motion is approved.

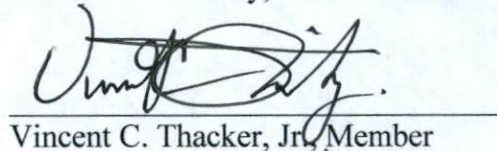
There being no further business to come before the Board, Randall W. Mobley moved, seconded by Vincent C. Thacker, Jr., to adjourn the meeting. 5-aye, 0-nay, motion is approved and meeting adjourned at 6:01 P.M.

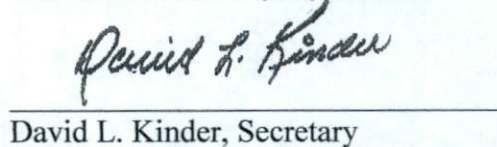

Francis A. Conroy, President


Dennis V. Amos, Member


Charles E. Popp, Member


Randall W. Mobley, Vice-President


Vincent C. Thacker, Jr., Member


David L. Kinder, Secretary

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

November 17, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Randall W. Mobley called the Sellersburg Planning and Zoning Board meeting to order at 6:04 P.M. at the Sellersburg Town Hall, 316 East Utica Street on November 17, 2014.

ROLL CALL:

President Randall W. Mobley, Vice-President Francis A. Conroy, Member Terry E. Langford, Member Thomas M. McEwen, Member Terry A. Langford, Member Michael N. Lockhart, Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

Member Kenneth J. Alexander and Member Donald L. Compton were not present.

TERRY E. LANGFORD moved, seconded by Thomas M. McEwen, to approve the minutes, as written, of the October 21, 2014 meeting. 5-aye, 0-nay, motion is approved.

Z S DEVELOPERS, LLC requesting re-plat and rezoning a portion of 7603 County Road 311 from B-1 to R-3 to allow for construction of a multi-family apartment complex.

TERRY E. LANGFORD moved, seconded by Francis A. Conroy to table this request until the December 15th meeting. 5-aye, 0-nay, motion is approved.

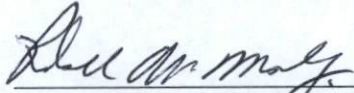
RONALD AND MARSHA BOGGS requesting to subdivide 2410 Allentown Road into two 2.5 acre lots.

RONALD BOGGS advised that the property is about 5 acres. There will be an easement on the North side of the property for ingress and egress to the house being built.

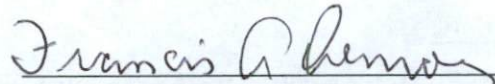
FRANCIS A. CONROY moved, seconded by Terry E. Langford, to approve the request. 5-aye, 0-nay, motion is approved.

Sellersburg Planning Commission Meeting
November 17, 2014
Page 2 of 2 pages

There being no further business to come before the Commission Michael N. Lockhart moved, seconded by Francis A. Conroy, to adjourn the meeting. 5-aye, 0-nay, motion approved and meeting adjourned at 6:22 P.M.



Randall W. Mobley, President

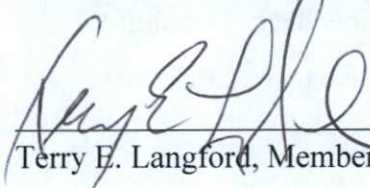


Francis A. Conroy, Vice-President

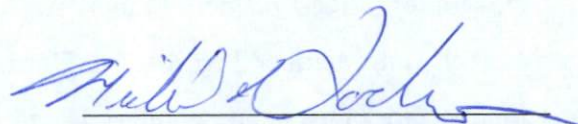
ABSENT

Kenneth J. Alexander, Member

Donald L. Compton, Member



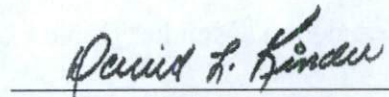
Terry E. Langford, Member



Michael N. Lockhart, Member

ABSENT

Thomas M. McEwen, Member



David L. Kinder, Secretary

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

December 15, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Randall W. Mobley called the Sellersburg Planning and Zoning Board meeting to order at 6:05 P.M. at the Sellersburg Town Hall, 316 East Utica Street on December 15, 2014.

ROLL CALL:

President Randall W. Mobley, Vice-President Francis A. Conroy, Member Donald L. Compton, Member Terry E. Langford, Member Michael N. Lockhart, Building Commissioner J. Greg Dietz and Secretary Michelle D. Miller.

Member Kenneth J. Alexander and Member Thomas M. McEwen were not present.

APPROVAL OF MINUTES:

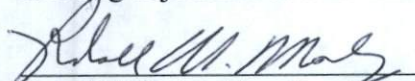
Donald L. Compton moved, seconded by Francis A. Conroy, to approve the minutes, as written of the November 17, 2014 meeting. 5-aye, 0-nay, motion is approved.

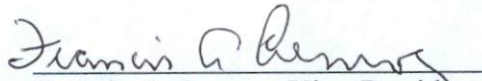
ZS DEVELOPERS:

Michael N. Lockhart moved, seconded by Terry E. Langford to deny the prior request from BZ Developers to re-plat and rezone a portion of 7603 County Road 311 from B-1 to R-3.

ADJOURNMENT:

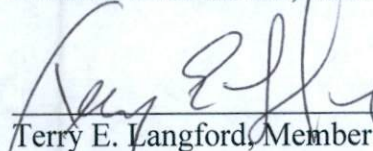
There being no further business to come before the Commission Francis A. Conroy moved, seconded by Michael N. Lockhart, to adjourn the meeting. 5-aye, 0-nay, motion approved and meeting adjourned at 6:15 P.M.


Randall W. Mobley, President


Francis A. Conroy, Vice-President

ABSENT
Kenneth J. Alexander, Member

Donald L. Compton, Member


Terry E. Langford, Member


Michael N. Lockhart, Member

ABSENT
Thomas M. McEwen, Member


Michelle D. Miller, Secretary

**SELLERSBURG PLAN COMMISSION
AGENDA**

November 17, 2014

1. Roll Call.
2. Approve the minutes from the October 20, meeting.
3. Unfinished Business –

(A)

Z S Developers, LLC requesting a subdivision of 9001 Hardy Way into two tracts. Subdividing a Tract into 3 or less Tracts is considered a minor subdivision. This is also located in a PUD. Tabled from the October 20, 2014 meeting.

(B)

Ronald and Marsha Boggs requesting to subdivide 2410 Allentown Road into two 2.5 acre lots. They wish to build a 2000 square foot house and a 900 square foot garage 650 feet from the roadway on the lot that would be created by the subdivision. Subdividing a Tract into 3 or less Tracts is considered a minor subdivision. Tabled from the October 20, 2014 meeting.

4. New Business

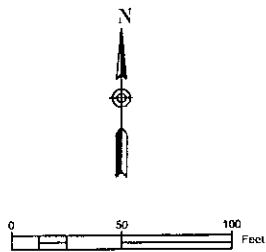
None

5. Adjourn

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

WOODS OF COVERED BRIDGE SECTION ONE



● = #5 REINFORCING BAR WITH YELLOW PLASTIC CAP STAMPED PRIMAVERA & ASSOC. #0049 SET

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY FEMA COMMUNITY PANEL MAP # 180426 0125 C DATED FEBRUARY 18, 1983

PLAN COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF SELLERSBURG, INDIANA, THIS PLAN WAS GIVEN APPROVAL BY THE TOWN OF SELLERSBURG AS FOLLOWS:

APPROVED BY THE TOWN PLAN COMMISSION AT A MEETING HELD ON THE _____ DAY OF _____ 20____

SELLERSBURG TOWN PLAN COMMISSION

PRESIDENT _____

SECRETARY _____

CERTIFICATE OF OWNERSHIP

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN ON THIS PLAN, AND HEREBY DEDICATES TO PUBLIC USE THE RIGHT OF WAYS AND EASEMENTS SHOWN ON THIS PLAN AND HEREBY ACKNOWLEDGES THE SAME TO BE WOODS OF COVERED BRIDGE SECTION ONE.

DAVID SCHULZ, MEMBER

CERTIFICATE OF NOTARY PUBLIC

STATE OF INDIANA
COUNTY OF CLARK
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED DAVID SCHULZ
AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____

MY COMMISSION EXPIRES _____ 20____

SIGNATURE OF NOTARY _____

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, JASON M. COPPERWITTE, A LAND SURVEYOR, DULY REGISTERED AND LICENSED BY THE STATE OF INDIANA, DO HEREBY CERTIFY THAT THE WITHIN PLAN WAS DRAWN BY ME OR EMPLOYEES UNDER MY DIRECT SUPERVISION AS A RESULT OF A PHYSICAL SURVEY OF THE PROPERTY AND THAT THE COURSES AND DISTANCES HEREON SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT ALL PROPERTY CORNERS SHOWN WERE SET IN THE FIELD AND THAT THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE SURVEY RECORDED IN THE CLARK COUNTY RECORDERS OFFICE IN INST. #1203822.

JASON M. COPPERWITTE
INDIANA REGISTRATION NUMBER LS20200046

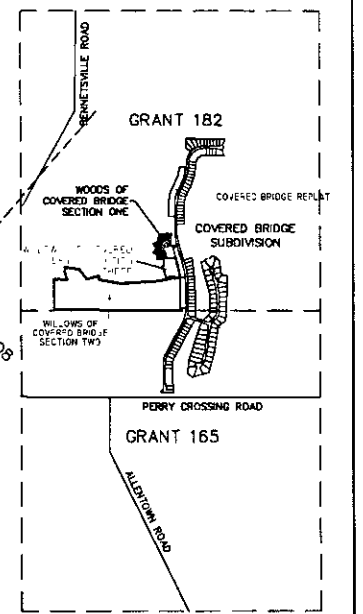
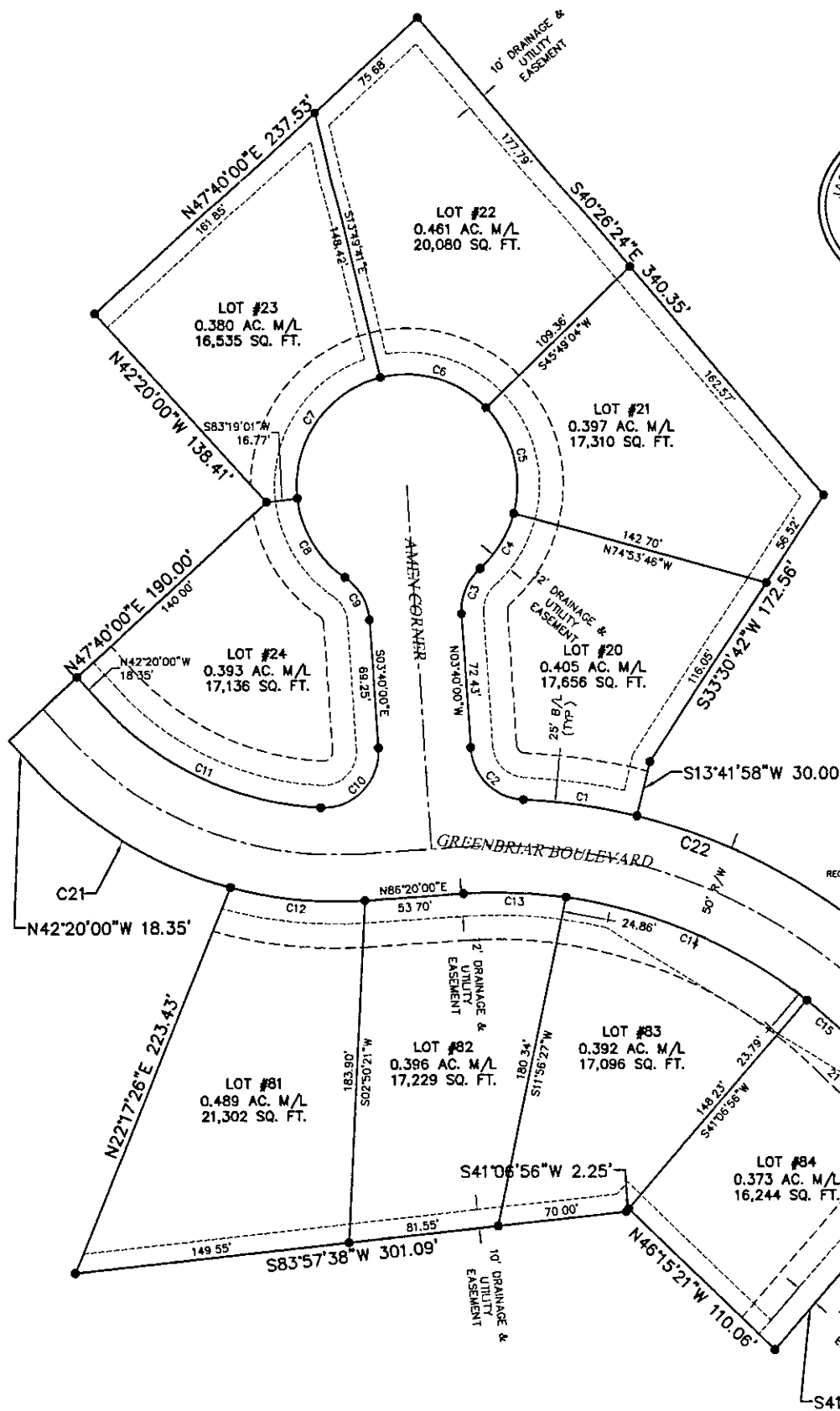


LAND DESCRIPTION

A part of Survey #182 of the Illinois Grant, Union Township, Clark County, Indiana, more particularly described as follows:
Beginning at the West corner of Willows of Covered Bridge, Section Three; thence South 41° 06' 56" West 58.06 feet; thence North 45° 15' 21" East 110.06 feet; thence South 41° 06' 56" West 2.25 feet; thence South 83° 57' 38" West 301.09 feet; thence North 22° 17' 26" East 223.43 feet; thence along a non-tangent curve concave northeasterly (said curve having a radius of 225.00 feet, a chord bearing North 58° 36' 25" West, and a chord length of 127.81 feet); thence North 42° 20' 00" West 18.35 feet; thence North 47° 40' 00" East 190.00 feet; thence North 42° 20' 00" West 138.41 feet; thence North 47° 40' 00" East 237.53 feet; thence South 40° 26' 24" East 340.35 feet; thence South 33° 30' 42" West 172.56 feet; thence South 13° 41' 58" West 30.00 feet; thence along a non-tangent curve concave southeasterly (said curve having a radius of 325.00 feet, a chord bearing South 60° 45' 02" East, and a chord length of 174.25 feet); thence along a tangent curve to the left (said curve having a radius of 1544.59 feet, a chord bearing South 45° 53' 17" East, and a chord length of 37.05 feet); thence along a tangent curve to the left (said curve having a radius of 30.00 feet, a chord bearing North 87° 16' 13" East, and a chord length of 43.27 feet); thence a distance of 48.33 feet to the right-of-way of Winged Foot Drive, thence along said right-of-way as follows: South 38° 00' 06" West 110.45 feet; thence South 41° 05' 56" West 62.71 feet to the point of beginning, containing 4.759 Acres, more or less.

CURVE #	ARC	RADIUS	BEARING	CHORD
C1	62.88'	325.00'	N81°48'56"W	62.48'
C2	43.81'	30.00'	N45°29'56"W	40.02'
C3	27.40'	30.00'	N22°29'54"E	28.48'
C4	35.14'	60.00'	N31°53'01"E	34.84'
C5	62.08'	60.00'	N14°32'21"W	56.35'
C6	62.44'	60.00'	N74°00'18"W	56.68'
C7	86.77'	60.00'	S34°44'40"W	78.40'
C8	51.64'	60.00'	S31°20'24"E	50.08'
C9	27.40'	30.00'	S29°49'54"E	28.48'
C10	50.68'	30.00'	S44°43'38"W	44.86'
C11	136.06'	175.00'	N64°36'25"W	132.66'
C12	73.77'	225.00'	S64°18'25"E	73.44'
C13	55.84'	275.00'	S67°50'57"E	55.75'
C14	144.23'	275.00'	S67°00'24"E	142.56'
C15	32.54'	275.00'	S48°35'29"E	32.53'
C16	48.40'	1,585.00'	S46°04'19"E	48.40'
C17	42.86'	30.00'	S06°00'48"E	39.31'
C18	46.33'	30.00'	N87°16'13"E	43.27'
C19	37.05'	1,544.59'	S45°53'17"E	37.05'
C20	127.81'	225.00'	N58°36'25"W	128.10'
C21	174.25'	325.00'	S60°45'02"E	174.25'

THE PROTECTIVE COVENANTS FOR THIS PLAN ARE RECORDED IN MISCELLANEOUS



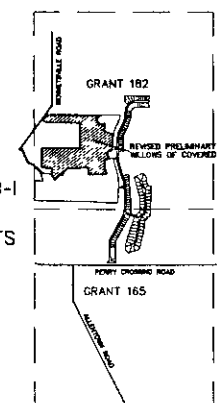
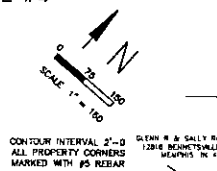
LOCATION MAP

129 RESIDENTIAL LOTS ON 72.514 ACRES

OWNER-DEVELOPER:
ROBERT LYNN CO. INC.
713 MOUNT TABOR ROAD SUITE #4
NEW ALBANY, IN

ENGINEER-SURVEYOR
PAUL PRIMAVERA
P.O. BOX 123
CORDYDON, INDIANA 47338-4124

PART OF SURVEY NUMBER 182
OF THE ILLINOIS GRANT
CLARK TOWNSHIP
CLARK COUNTY, INDIANA
ALL BUILDING SETBACKS
TO BE 25'-0"
PRESENT ZONING A-I
ADJOINING LAND IS ZONED A-I & B-I
20'-0" UTILITY & DRAINAGE
EASEMENTS AT REAR OF ALL LOTS
12'-0" UTILITY EASEMENT
AT FRONT OF ALL LOTS
6'-0" UTILITY EASEMENT
AT SIDE OF ALL LOTS
CITY SANITARY SEWERS,
CURB & GUTTER,
AND STORM SEWERS



LOCATION MAP

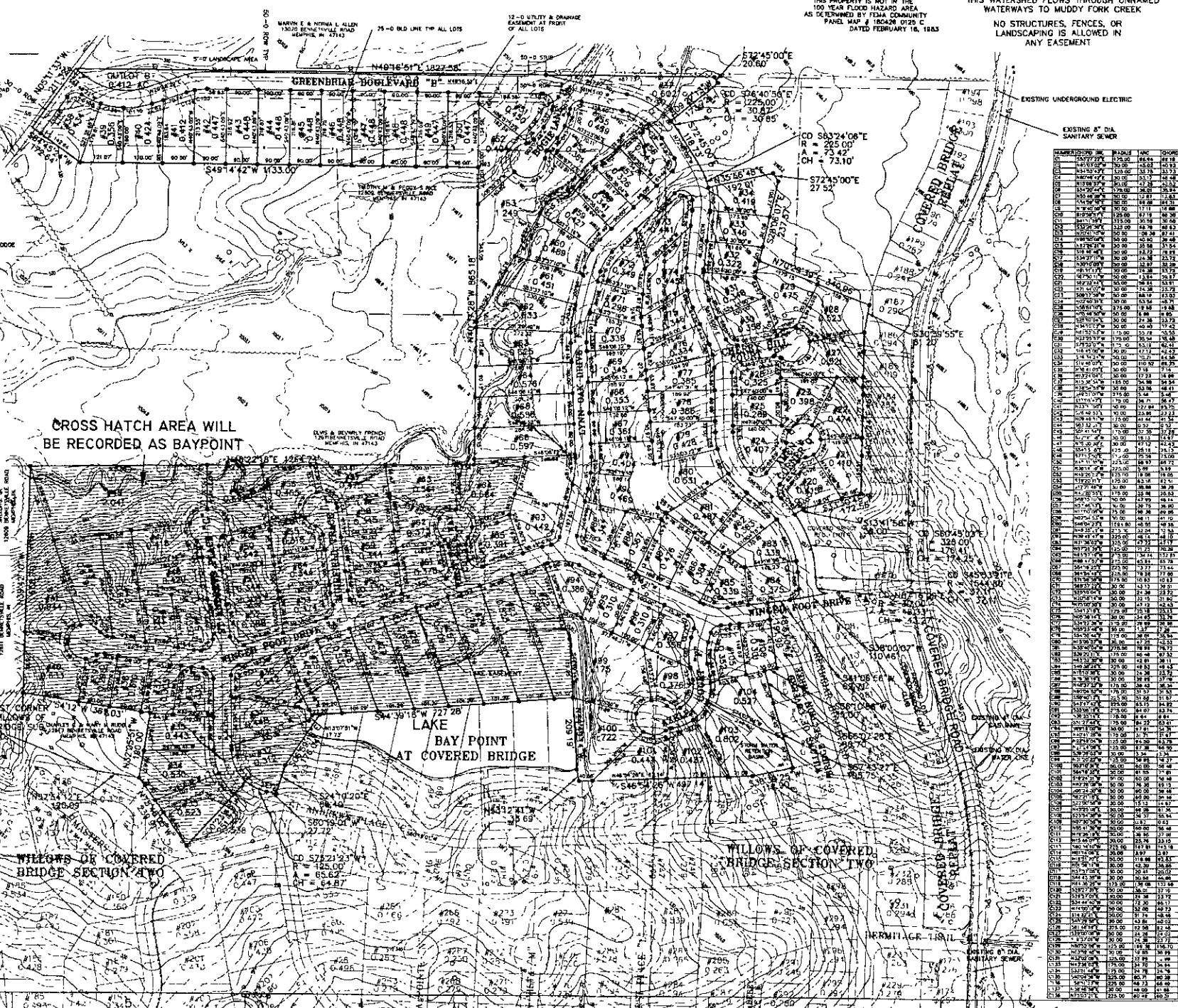
LAND DESCRIPTION

Part of Survey #182 of the Illinois Grant, Clark Township, Clark County, Indiana, more particularly described as follows: ...

ADJOINERS

- Lot #18, Willow Sec 2, John & Doris Taylor, 12005 Western Plaza, Indianapolis, Indiana 47372
- Lot #19, Willow Sec 2, Richard Alan & Nancy Mae Hays, 12003 Western Plaza, Indianapolis, Indiana 47372
- Lot #20, Willow Sec 2, Donald S. & Laura A. Fry, 12005 Western Plaza, Indianapolis, Indiana 47372
- Lot #21, Willow Sec 2, Louise Davis, 12007 Western Plaza, Indianapolis, Indiana 47372
- Lot #22, Willow Sec 2, Gerald & Barbara Emmerich, 12008 Cog Hill Road, Indianapolis, Indiana 47372
- Lot #23, Willow Sec 2, William T. Wilson, 12009 Western Plaza, Indianapolis, Indiana 47372
- Lot #24, Willow Sec 2, Donald W. McCreath South, 12008 St. Andrews Place, Indianapolis, Indiana 47372
- Lot #25, Willow Sec 2, Robert Lynn Co., Inc., 713 Mount Tabor Road Suite #4, New Albany, Indiana 47150
- Lot #26, Willow Sec 2, Robert Lynn Co., Inc., 713 Mount Tabor Road Suite #4, New Albany, Indiana 47150
- Lot #27, Willow Sec 2, Robert Lynn Co., Inc., 713 Mount Tabor Road Suite #4, New Albany, Indiana 47150
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- Lot #99, Willow Sec 2, Robert Lynn Co., Inc., 713 Mount Tabor Road Suite #4, New Albany, Indiana 47150
- Lot #100, Willow Sec 2, Robert Lynn Co., Inc., 713 Mount Tabor Road Suite #4, New Albany, Indiana 47150

REVISED PRELIMINARY PLAT
THE WILLOWS OF COVERED BRIDGE
SUBDIVISION



THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY FEMA COMMUNITY PANEL MAP # 18040R 0212 C DATED FEBRUARY 16, 1983

THIS WATERSHED FLOWS THROUGH UNNAMED WATERWAYS TO MUDDY FORK CREEK. NO STRUCTURES, FENCES, OR LANDSCAPING IS ALLOWED IN ANY EASEMENT.

Table with columns: Station, Elevation, Description. Contains data for utility lines and elevations.

Revision table with columns: Revision, Date, Description. Includes project name 'REVISED PRELIMINARY PLAT WILLOWS OF COVERED BRIDGE' and contact information for Paul Primavera & Associates.

Date 12-03-07
Drafted By PEP
Checked By PEP
Directory T:\2004\7419\
File: 7419REVPR.DWG
Job No: 04-7419
Drawing No ONE

WOODS OF COVERED BRIDGE SECTION TWO

CERTIFICATE OF OWNERSHIP

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND HEREBY DEDICATES TO PUBLIC USE THE RIGHT OF WAYS AND EASEMENTS SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THE SAME TO BE WOODS OF COVERED BRIDGE SECTION TWO

DAVID SCHULER, MEMBER

PLAN COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF SELLSBURG, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF SELLSBURG AS FOLLOWS:

APPROVED BY THE TOWN PLAN COMMISSION AT A MEETING HELD ON THE _____ DAY OF _____, 20____.

SELLSBURG TOWN PLAN COMMISSION

PRESIDENT _____

SECRETARY _____

CERTIFICATE OF NOTARY PUBLIC

STATE OF INDIANA
COUNTY OF CLARK

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED DAVID SCHULER AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

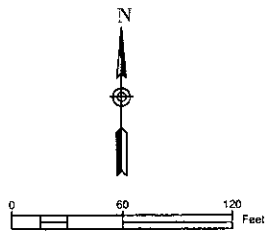
MY COMMISSION EXPIRES _____, 20____.

SIGNATURE OF NOTARY _____

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, JASON M. COPPERWITTE, A LAND SURVEYOR, DULY REGISTERED AND LICENSED BY THE STATE OF INDIANA, DO HEREBY CERTIFY THAT THE WITHIN PLAT WAS DRAWN BY ME OR EMPLOYEES UNDER MY DIRECT SUPERVISION AS A RESULT OF A PHYSICAL SURVEY OF THE PROPERTY AND THAT THE COURSES AND DISTANCES HEREIN SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT ALL PROPERTY CORNERS SHOWN WERE SET IN THE FIELD, AND THAT THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE SURVEY RECORDED IN THE CLARK COUNTY RECORDERS OFFICE IN WEST #3203622.

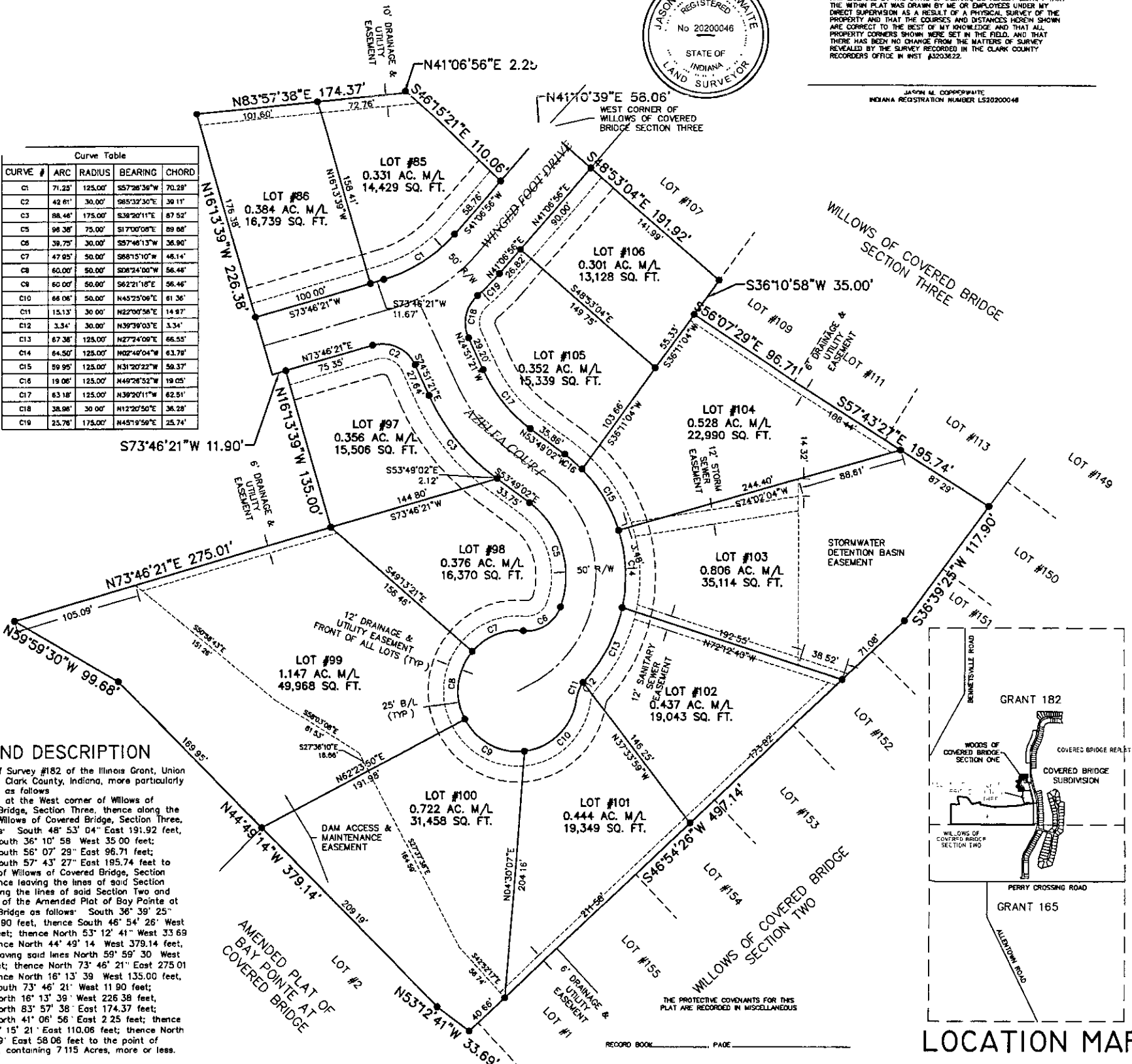
JASON M. COPPERWITTE
INDIANA REGISTRATION NUMBER LS2020048



● = #5 REINFORCING BAR WITH YELLOW PLASTIC CAP STAMPED PRIMAVERA & ASSOC. #0049 SET

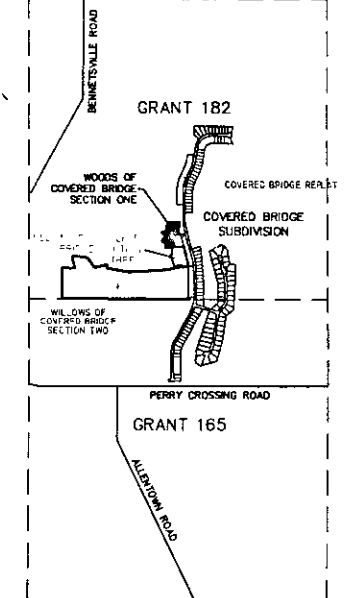
THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY FEMA COMMUNITY PANEL MAP # 180428 0125 C DATED FEBRUARY 18, 1983

CURVE #	ARC	RADIUS	BEARING	CHORD
C1	71.23'	125.00'	S57°28'36"W	70.28'
C2	42.61'	30.00'	S85°32'30"E	39.11'
C3	88.46'	175.00'	S38°20'11"E	87.52'
C4	98.36'	75.00'	S17°00'08"E	89.88'
C5	38.75'	30.00'	S57°46'13"W	36.90'
C7	47.95'	50.00'	S68°15'10"W	48.14'
C8	60.00'	50.00'	S08°24'00"W	56.46'
C9	60.00'	50.00'	S62°21'18"E	56.46'
C10	66.06'	50.00'	N45°23'09"E	61.36'
C11	15.13'	30.00'	N22°00'58"E	14.97'
C12	3.34'	30.00'	N39°38'03"E	3.34'
C13	67.38'	125.00'	N27°4'09"E	66.53'
C14	84.50'	125.00'	N02°48'04"W	63.78'
C15	59.95'	125.00'	N31°20'22"W	58.37'
C16	19.06'	125.00'	N49°28'52"E	19.05'
C17	63.18'	125.00'	N39°20'11"W	62.51'
C18	38.98'	30.00'	N12°20'50"E	38.28'
C19	25.78'	175.00'	N45°19'59"E	25.74'



LAND DESCRIPTION

A part of Survey #182 of the Illinois Grant, Union Township, Clark County, Indiana, more particularly described as follows: Beginning at the West corner of Willows of Covered Bridge, Section Three, thence along the lines of Willows of Covered Bridge, Section Three, as follows: South 48° 53' 04" East 191.92 feet, thence South 36° 10' 58" West 35.00 feet; thence South 56° 07' 29" East 96.71 feet; thence South 57° 43' 27" East 195.74 feet to the line of Willows of Covered Bridge, Section Two, thence leaving the lines of said Section Three along the lines of said Section Two and the lines of the Amended Plat of Bay Pointe at Covered Bridge as follows: South 36° 39' 25" West 117.90 feet, thence South 46° 54' 26" West 497.14 feet; thence North 53° 12' 41" West 33.69 feet; thence North 44° 49' 14" West 379.14 feet, thence leaving said lines North 59° 59' 30" West 99.68 feet; thence North 73° 46' 21" East 275.01 feet, thence North 16° 13' 39" West 135.00 feet, thence South 73° 46' 21" West 11.90 feet; thence North 16° 13' 39" West 226.38 feet, thence North 83° 57' 38" East 174.37 feet; thence North 41° 06' 56" East 2.25 feet; thence South 46° 15' 21" East 110.08 feet; thence North 41° 10' 39" East 58.06 feet to the point of beginning, containing 7115 Acres, more or less.



LOCATION MAP