

Sellersburg Plan Commission

February 19, 2018

The minutes as written are not verbatim from the meeting.

Call to Order:

Vice-President Francis A. Conroy called the meeting of the Sellersburg Plan Commission to order at 6:24 pm at Sellersburg Town Hall, 316 East Utica St on February 19, 2018.

Roll Call:

Members present: Vice-President Francis A. Conroy, Brad J. Amos, Thomas Ewen, Tim Parmenter and Nancy Hughes. Also present was Attorney Jacob Elder and Planning Director-Building Commissioner J. Greg Dietz.
Members Absent: President Martina P Webster, Randall W. Mobley
Meeting notes to be taken by J. Greg Dietz.

Approval of Minutes:

Nancy Hughes motions to approve the January 15, 2018 meeting minutes, seconded by Tim Parmenter. 4- aye, 0- nay, 1-abstain. Motion approved.

Unfinished Business:

- 2018-PC-001. Motion to ratify the change in zoning of certain property from RPO to B-1 on first reading made by Brad J. Amos, 2nd by Thomas McEwen. Motion approved 5-aye, 0-nay
- 2018-PC-001. Motion to ratify the change in zoning of certain property from RPO to B-1 on second reading made by Brad J. Amos, 2nd by Nancy Hughes. Motion approved 5-aye, 0-nay
- 2018-PC-002. Motion for a resolution certifying the 2018 Comprehensive Plan on first reading made by Brad J. Amos, 2nd by Thomas McEwen. Motion approved 5-aye, 0-nay
- 2018-PC-002. Motion for a resolution certifying the 2018 Comprehensive Plan on second reading made by Brad J. Amos, 2nd by Nancy Hughes. Motion approved 5-aye, 0-nay

New Business: none

Adjourn:

Motion to adjourn by Brad Amos. Tim Parmenter seconded. Motion approved 5-aye, 0-nay. Meeting adjourned by Vice-President Francis A. Conroy at 6:40 pm.

abstain

Martina P Webster, President

Brad J Amos

Brad J. Amos, Member

Nancy Hughes

Nancy Hughes, Member

Francis A Conroy

Francis A. Conroy, Vice President

Abstain

Randall W. Mobley, Member

TL -

Thomas Ewen, Member

McEwen

Attest:

STATE OF INDIANA

BEFORE THE PLAN COMMISSION OF SELLERSBURG, INDIANA

ORDINANCE NO. 2018 – PC – 001

AN ORDINANCE RATIFYING THE FAVORABLE RECOMMENDATION FOR REZONING CERTAIN REAL PROPERTY WITHIN THE CORPORATE LIMITS OF THE TOWN OF SELLERSBURG, INDIANA.

WHEREAS, pursuant to Ind. Code § 36-4-7-600 *et seq.*, this Plan Commission of Sellersburg, Indiana (this “Commission”), after proper petition, notice, and public hearing(s), is charged with certifying either a favorable recommendation, an unfavorable recommendation, or no recommendation for the rezoning of certain real property to the Sellersburg Town Council; and,

WHEREAS, this Commission previously held a properly noticed public hearing regarding a petition to rezone 479 N. Indiana Ave., Sellersburg, IN 47172 from RPO to B-1 whereby this Commission voted to favorably recommend said rezoning; and,

WHEREAS, pursuant to Ind. Code § 36-4-7-605, this Commission certifies its recommendation to the Sellersburg Town Council.

NOW THEREFORE BE IT ORDAINED by this Plan Commission of Sellersburg, Indiana the following:

1. This Commission hereby certifies its favorable recommendation to rezone 479 N. Indiana Ave., Sellersburg, IN 47172 from RPO to B-1.
2. This ordinance shall be in full force and effect upon its passage and promulgation as evidenced by the affirmative signatures of the undersigned as the majority of the duly elected and serving members of this Council.

So Ordained this 19th day of February, 2018.

[Signature page to follow]

“Aye”

“Nay”

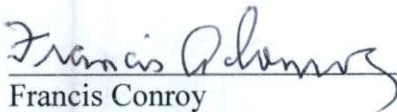
Martina Webster
Commission President

Martina Webster
Commission President



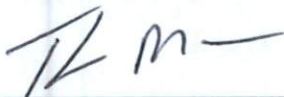
Brad Amos
Commission Member

Brad Amos
Commission Member



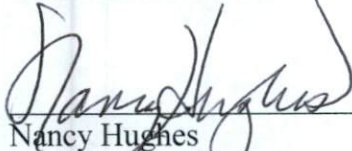
Francis Conroy
Commission Member

Francis Conroy
Commission Member



Thomas McEwen
Commission Member

Thomas McEwen
Commission Member

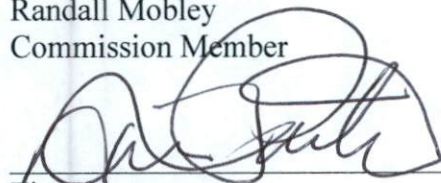


Nancy Hughes
Commission Member

Nancy Hughes
Commission Member

Randall Mobley
Commission Member

Randall Mobley
Commission Member



Tim Parmenter
Commission Member

Tim Parmenter
Commission Member



Attested by: Jacob C. Elder
Secretary

FIRST READING

DATE: 2/19/18

MOTION: Brad Amos

SECOND: Thomas McQueen

VOTE: 5 AYE 0 NAY 0 ABSTAIN

SECOND READING

DATE: 2/19/18

MOTION: Brad Amos

SECOND: Nancy Hughes

VOTE: 5 AYE 0 NAY 0 ABSTAIN

STATE OF INDIANA
BEFORE THE PLAN COMMISSION OF SELLERSBURG, INDIANA

ORDINANCE NO. 2018 – PC – 002

AN ORDINANCE APPROVING AND CERTIFYING THE COMPREHENSIVE PLAN FOR THE TOWN OF SELLERSBURG, INDIANA.

WHEREAS, pursuant to Ind. Code § 36-4-7-500 *et seq.*, this Plan Commission of Sellersburg, Indiana (this “Commission”), after proper notice and public hearing(s), may approve and shall certify a comprehensive plan (the “Plan”) to the legislative body of the municipality; and,

WHEREAS, on the 16th day of October 2017, this Commission conducted a properly noticed public hearing for which the public was invited to discuss the Plan; and,

WHEREAS, pursuant to Ind. Code § 36-4-7-508, this Commission shall certify the Plan to the legislative body (i.e. Sellersburg Town Council); and,

WHEREAS, a copy of the Plan is attached hereto as *Exhibit A*.

NOW THEREFORE BE IT ORDAINED by this Plan Commission of Sellersburg, Indiana the following:

1. The attached Plan is hereby certified to the Sellersburg Town Council.
2. This ordinance shall be in full force and effect upon its passage and promulgation as evidenced by the affirmative signatures of the undersigned as the majority of the duly elected and serving members of this Council.

So Ordained this 19th day of February, 2018.

[Signature page to follow]

“Aye”

“Nay”

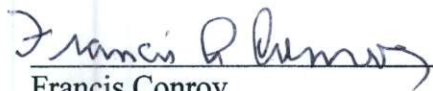
Martina Webster
Commission President

Martina Webster
Commission President



Brad Amos
Commission Member

Brad Amos
Commission Member



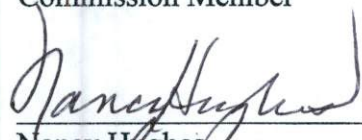
Francis Conroy
Commission Member

Francis Conroy
Commission Member




Thomas McEwen
Commission Member

Thomas McEwen
Commission Member



Nancy Hughes
Commission Member


Nancy Hughes
Commission Member

Randall Mobley
Commission Member


Tim Parmenter
Commission Member

Randall Mobley
Commission Member

Tim Parmenter
Commission Member



Attested by: JAMES C. ELDER
Secretary

FIRST READING

DATE: 2/19/10

MOTION: Brad Amos

SECOND: Thomas McEwen

VOTE: 5 AYE 0 NAY 0 ABSTAIN

SECOND READING

DATE: _____

MOTION: Brad Amos

SECOND: Nancy Hughes

VOTE: 5 AYE 0 NAY 0 ABSTAIN

Sellersburg Plan Commission

March 19, 2018

The minutes as written are not verbatim from the meeting.

Call to Order:

President Martina P. Webster called the meeting of the Sellersburg Plan Commission to order at 6:08 pm at Sellersburg Town Hall, 316 East Utica St on January 15, 2018.

Roll Call:

Members present: President Martina P Webster, Vice-President Francis A. Conroy, Brad J. Amos, Randall W. Mobley, Thomas McEwen, Nancy Hughes and Tim Parmenter. Also present was Planning Director-Building Commissioner J. Greg Dietz.

Approval of Minutes:

Francis Conroy motions to approve the Feb 19, 2018 meeting minutes, seconded by Thomas McEwen. 5- aye, 0- nay, 2- abstain. Motion approved. Abstentions: Webster and Mobley

Unfinished Business:

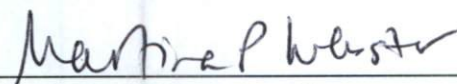
None

New Business:

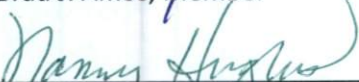
- 1) Order regarding issuance date of original TIF debt.
 - a. Motion by Brad Amos to approve date of Dec 8, 2008 as original date of TIF debt. Second by Nancy Hughes. Motion approved 7-aye, 0-nay.
- 2) Comprehensive Plan
 - a. Planning Director-Building Commissioner Greg Dietz gave an update on the council's lack of passing the Comprehensive plan previously approved by the plan commission. Plan commission needs a letter from the council addressed to the plan commission with the proposed changes. Meeting minutes from council meeting with amendment and reason. Discussion of amending proceeds. No public hearing will be necessary if amended.

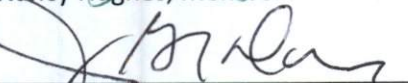
Adjourn:

Motion to adjourn by Randall Mobley. Francis Conroy seconded. Motion approved 7-aye, 0-nay. Meeting adjourned by President Martina P Webster at 6:40 pm.

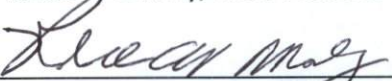

Martina P Webster, President



Brad J. Amos, Member


Nancy Hughes, Member


Attest.


Francis A. Conroy, Vice President


Randall W. Mobley, Member


Thomas Ewen, Member



ORDER OF THE SELLERSBURG PLAN COMMISSION DETERMINING THAT A RESOLUTION AMENDING THE DECLARATORY RESOLUTION APPROVED AND ADOPTED BY THE SELLERSBURG REDEVELOPMENT COMMISSION CONFORMS TO THE COMPREHENSIVE PLAN AND APPROVING SAID AMENDING DECLARATORY RESOLUTION

WHEREAS, the Sellersburg ("Town") Redevelopment Commission ("Commission") adopted Declaratory Resolution No. 2008-001 on December 8, 2008 ("Original Declaratory Resolution"), establishing the Sellersburg Economic Development Area ("Area"), and the Original Declaratory Resolution was confirmed by Confirmatory Resolution No. 2009-001 adopted on February 23, 2009 ("Original Confirmatory Resolution");

WHEREAS, the Original Declaratory Resolution and the Original Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution;"

WHEREAS, the Area Resolution established an allocation area in accordance with IC 36-7-14-39 ("Allocation Area"), for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Allocation Area;

WHEREAS, the Original Declaratory Resolution provided for an expiration date of the allocation provision as twenty-five (25) years from the date of adoption thereof;

WHEREAS, on March 5, 2018, the Commission adopted a resolution amending the Area Resolution ("Amending Declaratory Resolution") to revise the expiration date of the allocation provision as provided in Original Declaratory Resolution so that the allocation provision shall expire no later than twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues; and

WHEREAS, the Act requires approval of the Amending Declaratory Resolution by the Sellersburg Plan Commission ("Plan Commission");

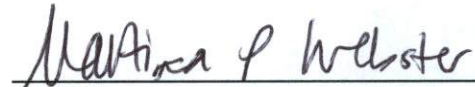
NOW, THEREFORE, BE IT ORDERED BY THE SELLERSBURG PLAN COMMISSION, AS FOLLOWS:

1. The Amending Declaratory Resolution conforms to the comprehensive plan of the Town.
2. The Amending Declaratory Resolution is in all respects approved, ratified and confirmed.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution with the permanent minutes of this meeting.

EXHIBIT
"A"

Passed by the Sellersburg Plan Commission, this 19th day of March, 2018.

SELLERSBURG PLAN COMMISSION



President

ATTEST:



NOTICE OF CANCELLATION FOR THE BOARD OF ZONING APPEALS
MAY 21, 2018 MEETING
TOWN OF SELLERSBURG, INDIANA 47172

The Town of Sellersburg Board of Zoning Appeals has cancelled their May 21st, 2018 public meeting scheduled to begin at 6:00 p.m. at the Town Hall Located at 316 East Utica Street, Sellersburg, IN 47172.

NOTICE OF CANCELLATION FOR THE PLAN COMMISSION
MAY 21, 2018 MEETING
TOWN OF SELLERSBURG, INDIANA 47172

The Town of Sellersburg Plan Commission has cancelled their May 21st, 2018 public meeting, scheduled to begin immediately following the 6:00 p.m. Board of Zoning Appeals Meeting, at the Town Hall Located at 316 East Utica Street, Sellersburg, IN 47172.

Posted: Tuesday, May 1, 2018

Sellersburg Plan Commission

June 18, 2018

The minutes as written are not verbatim from the meeting.

Call to Order:

President Martina P. Webster called the meeting of the Sellersburg Plan Commission to order at 6:22 pm at Sellersburg Town Hall, 316 East Utica St on ~~January 15, 2018.~~ *June 18* *PCB*

Roll Call:

Members present: President Martina P Webster, Vice-President Francis A. Conroy, Randall W. Mobley, Thomas McEwen, and Nancy Hughes. Also present was P&Z attorney Jacob Elder.

Approval of Minutes:

No minutes presented to approve.

Unfinished Business:

None

New Business:

R&W Properties presents request to change zoning for 847 Utica St Sellersburg IN from R1 to R2. Presenting is John McCoy with JLM Engineering (720 Rolling Creek Dr, New Albany IN). Atty Elder asks procedural questions and McCoy confirms notice cards were sent to 6 adjoining property owners and presents proof of notice publication.

Randall Mobley motions to recess plan commission meeting at 6:27pm. Thomas McEwen seconds. Motion carries 5 aye, 0 nay. Randall Mobley motions to open public hearing at 6:28pm. Seconded by Francis Conroy. Motion carries 5 aye, 0 nay. Public hearing opened at 6:29pm.

PUBLIC HEARING

Delores Snyder 865 E Utica reads a letter opposing the change. Letter attached for the record.

Eileen Mitchell 881 E Utica requests paperwork.

Carrissa Harbin owner of business on Service Rd opposes project and presents concerns about state and local ordinances about parking on roads not being enforced.

Thomas McEwen motions to close public hearing at 6:39pm. Seconded by Randall Mobley. Motion carries 5 aye, 0 nay.

Randall Mobley motions to reopen Plan Commission meeting at 6:39. Seconded by Conroy. Motion carries 5 aye, 0 nay.

Board discussion. Francis Conroy motions to present an unfavorable recommendation of rezoning to the town council of Sellersburg via ordinance 2018-PC-003. Nancy Hughes seconds. Motion carries 5 aye, 0 nay.

Martina Webster will not be present for the July 16th meetings of BZA or Plan Commission. Notes for commission that no building commissioner has been hired to date.

Adjourn:

Motion to adjourn by Randall Mobley. Francis Conroy seconded. Motion approved 5-aye, 0-nay. Meeting adjourned by President Martina P Webster at 6:53pm.

Absent

Martina P Webster, President

Brad J Amos

Brad J. Amos, Member

Nancy Hughes

Nancy Hughes, Member

Tim Parmenter

Tim Parmenter, Member

Francis A. Conroy

Francis A. Conroy, Vice President

Randall W. Mobley

Randall W. Mobley, Member

Thomas McEwen

Thomas McEwen, Member

Jacob Elder

Attest

Sellersburg Plan Commission

June 18, 2018

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Call to Order:

President Martina P. Webster called the meeting of the Sellersburg Plan Commission to order at 6:22 pm at Sellersburg Town Hall, 316 East Utica St on June 18, 2018.

Roll Call:

Members present: President Martina P Webster, Vice-President Francis A. Conroy, Randall W. Mobley, Thomas McEwen, and Nancy Hughes. Also present was P&Z attorney Jacob Elder.

Approval of Minutes:

No minutes presented to approve.

Unfinished Business:

None

New Business:

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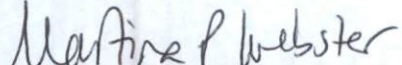
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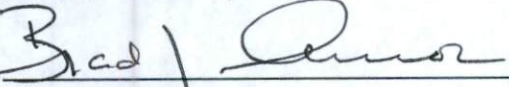
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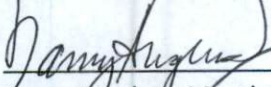
Martina Webster will not be present for the July 16th meetings of BZA or Plan Commission. Notes for commission that no building commissioner has been hired to date.

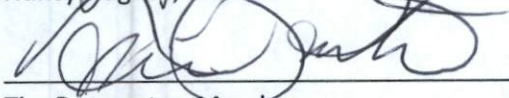
Adjourn:

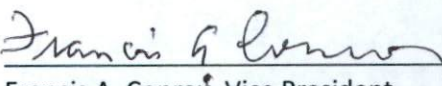
Motion to adjourn by Randall Mobley. Francis Conroy seconded. Motion approved 5-aye, 0-nay. Meeting adjourned by President Martina P Webster at 6:53pm.

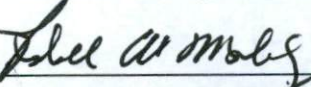

Martina P Webster, President



Brad J. Amos, Member

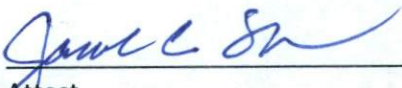

Nancy Hughes, Member


Tim Parmenter, Member


Francis A. Conroy, Vice President


Randall W. Mobley, Member


Thomas McEwen, Member


Attest

Sellersburg Plan Commission

Jul 16, 2018

The minutes as written are not verbatim from the meeting.

Call to Order:

Vice-President Francis Conroy called the meeting of the Sellersburg Plan Commission to order at 6:37 pm at Sellersburg Town Hall, 316 East Utica St on Sept 17, 2018.

Roll Call:

Members present: Vice-President Francis A. Conroy, Randall W. Mobley, Brad Amos, Tim Parmenter and Nancy Hughes. Also present was P&Z attorney Jacob Elder. President Martina P Webster was absent

Approval of Minutes:

No minutes presented to approve.

Unfinished Business:

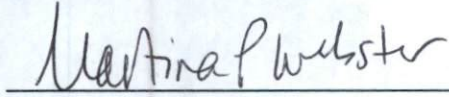
None

New Business:

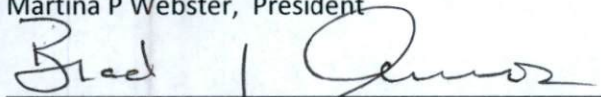
None

Adjourn:

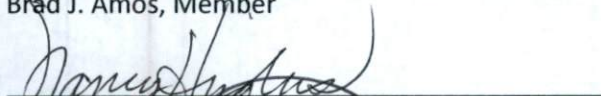
Meeting adjourned at 6:41pm.



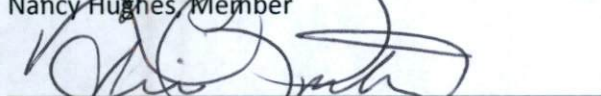
Martina P Webster, President



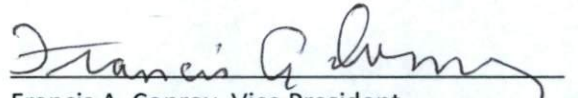
Brad J. Amos, Member



Nancy Hughes, Member



Tim Parmenter, Member



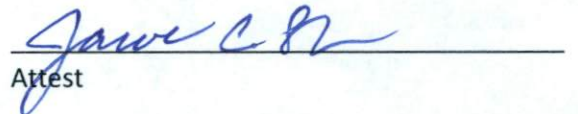
Francis A. Conroy, Vice President



Randall W. Mobley, Member

Absent

Thomas McEwen, Member



Attest

Sellersburg Plan Commission

Sept 17, 2018

The minutes as written are not verbatim from the meeting.

Call to Order:

President Martina P. Webster called the meeting of the Sellersburg Plan Commission to order at 6:49 pm at Sellersburg Town Hall, 316 East Utica St on Sept 17, 2018.

Roll Call:

Members present: President Martina P Webster, Vice-President Francis A. Conroy, Randall W. Mobley, Brad Amos, Tim Parmenter and Nancy Hughes. Also present was P&Z attorney Jacob Elder.

Approval of Minutes:

No minutes presented to approve.

Unfinished Business:

None

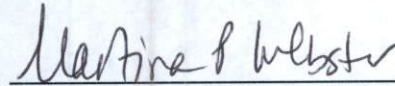
New Business:

Attorney Jake Elder presents to the Plan Commission the BZA's recommendation that we consider removing portions of section 4.3 in our zoning ordinances along with streamlining additional sections to match state legislation.

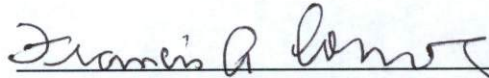
PUBLIC HEARING

Adjourn:

Motion to adjourn by Brad Amos. Tim Parmenter seconded. Motion approved 6-aye, 0-nay. Meeting adjourned by President Martina P Webster at 6:58pm.



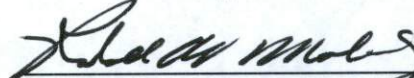
Martina P Webster, President



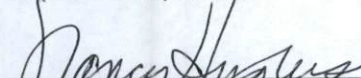
Francis A. Conroy, Vice President



Brad J. Amos, Member



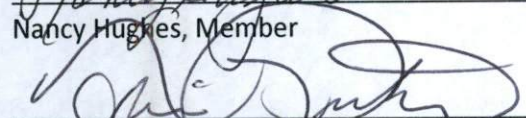
Randall W. Mobley, Member



Nancy Hughes, Member

Absent

Thomas McEwen, Member



Tim Parmenter, Member



Attest