

Sellersburg Board of Zoning Appeals Minutes

August 15, 2022

The minutes as written are not verbatim, but a summary of the meeting.

Attendance:

Members present:
Vincent Thacker, Jr. – Chairman
Francis Conroy
Dennis Amos
John Broady
Evan Brown
Stacia Franklin – Planning Director
Amy Eversole – Attorney

Members absent:

Call to Order:

Chairman Vincent Thacker Jr. called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 pm at Sellersburg Town Hall, 316 East Utica Street, Sellersburg, Indiana.

Approval of Minutes:

A motion to approve the July 18, 2022 minutes was made by Francis Conroy and seconded by John Broady. Motion carried 4-1-0 with Evan Brown abstaining as he was absent for the July meeting.

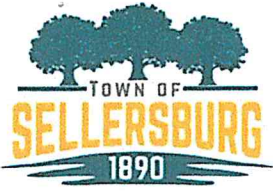
Unfinished (Old) Business:

NONE

New Business:

- a. 2022-05-SE-07: Holistic Family Medicine Practice and Healing Center, 433 N Indiana Avenue, has filed an application for a Special Exception to allow for a medical office located at 433 N Indiana Avenue, Sellersburg, Indiana.

John Pruneski and Erica Swinney presented. Stacia Franklin read the findings of fact. Ms. Swinney explained the operations of the proposed medical clinic and emphasized the holistic nature of the practice. The Chairman asked if anyone wanted to speak to the issue from the audience. No member of the audience spoke. Stacia Franklin asked about the educational classes proposed at the clinic and class size. She spoke to the number of parking spaces and possible parking issues with classes of 25-30 people. Dennis Amos asked about the previous business at the location.



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John Broady made a motion to approve with the condition that the applicants meet with the Planning Director to create a parking plan. Evan Brown seconded the motion. Motion carried 5-0.

- b. 2022-07-SE-08: Pat Martin, 21411 Cabin Hill Rd., Borden, has filed an application for a Special Exception to allow for a short term rental for a loft area over the detached garage located at 242 Broadway street, Sellersburg, Indiana.

Patrick Martin represented. Stacia Franklin read the findings of fact. Mr. Martin explained the detached garage and his intentions for the space. The Chairman asked about the 911 safety since the garage will not have its own address. Dennis Amos expressed concern about the width of the alley proposed for the main access to the home, as well as the lack of lighting in the alley. Stacia Franklin read a list of concerns from the staff report. Charlie Smith stated there are two fire hydrants nearby and the Town garbage trucks are able to drive through the alley.

Evan Brown made a motion to approve on the condition that the property is inspected and approved by the jurisdictional fire department and the building department for life safety. John Broady seconded the motion. Motion carried 4-1 with Dennis Amos against.

- c. 2022-07-UV-01: Porras Group LLC, 7225 Nova's Landing, Sellersburg, has filed an application for a Use Variance to allow for a medical clinic and professional offices building to be constructed in the Town Center district located at 7701 CR 311, Sellersburg, Indiana.

Jon McCoy (JLM Engineering), 720 Rolling Creek Drive, New Albany, represented. Stacia Franklin read the findings of fact. Mr. McCoy described the project. John Broady stated Mr. Porras is a tenant in a building in Jeffersonville and has been a very good tenant. The Chairman asked for audience comments. No one spoke to the issue. Stacia Franklin read staff notes into record. John Broady made a motion to approve with the condition that up to 10,000 square feet will be used for the medical office. Brad Amos seconded the motion. Motion carried 5-0.

Communications:

NONE

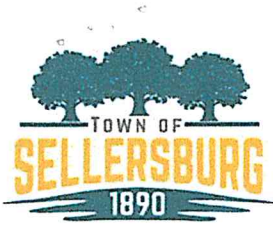
Board of Zoning Appeals Business:

NONE

Reports:

Planning and Zoning:

Nothing at this time



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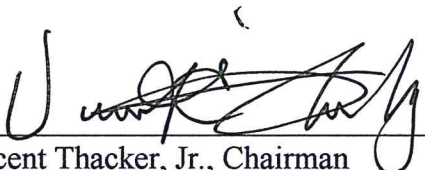
Board Attorney:

Nothing at this time.

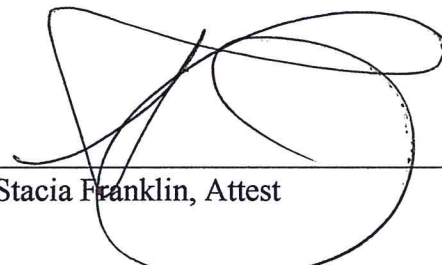
Announcements:

Nothing at this time.

Adjourn: Motion to adjourn at 6:50 p.m. by John Broady and seconded by Dennis Amos. Motion carried 5-0.



Vincent Thacker, Jr., Chairman



Stacia Franklin, Attest