

Sellersburg Plan Commission Minutes

March 21, 2022

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

Attendance:

Present:

Brad Amos
Francis Conroy
Charlie Smith
Nancy Hughes
John Broady
Stacia Franklin – Planning Director

Absent:

Scott McVoy
Thomas McEwen

Call to Order:

President Brad Amos called the meeting of the Sellersburg Board of Plan Commission to order at 5:00 pm at Sellersburg Town Hall, 316 East Utica St.

Agenda Amendments:

NONE

Approval of Minutes:

A motion to approve the January 18, 2022 minutes was made by Charlie Smith and seconded by Francis Conroy. Motion carried 5-0.

Unfinished (Old) Business: NONE

New Business:

- a. 2022-02-ZA-02: JMAM Holdings LLC, 305 S. New Albany Street, has filed an application for an amendment to the Sellersburg zoning map from B3 and M2 to I2 for the purpose of an industrial manufacturing facility located at 305 S. New Albany Street, Sellersburg, Indiana.

Alan Applegate, Applegate Fifer Pulliam Attorneys, represented and Chris Miller (property owner) attended the meeting via a virtual call-in. He described the need for the rezoning to allow for the current use to conform to the UDO, as well as expand the manufacturing business. He noted the BZA gave a Use Variance to allow for this operation on the site in 2000. Brad Amos described the history of the property and its long-standing value in the community. Stacia Franklin discussed commitments volunteered by the owner to prevent certain permitted uses-by-right in an I2 zone to be



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allowed. Alan Applegate agreed to have the commitments drawn up prior to the approval hearing by the Town Council. Charlie Smith made a motion to make a recommendation of approval to the Town Council for the rezoning contingent on an agreed-upon commitment for certain uses allowed on the property. John Broady seconded the motion. Motion carried 5-0.

Communications:

Nothing at this time.

Plan Commission Business:


- a. Amendments to the UDO – list of amendments available in the Office of Planning & Zoning. Future discussion needed for truck terminal/travel center definitions. Charlie Smith made a motion to recommend for approval to the Town Council. John Broady seconded the motion. Motion carried 5-0.

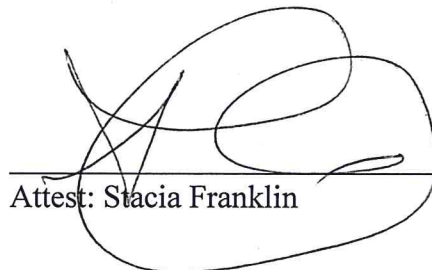
Reports:

Planning and Zoning:NONE

Board Attorney:

Adjourn: Motion to adjourn at 5:52 pm made by John Broady and seconded by Francis Conroy. Motion carried 5-0.


Brad Amos, President


Attest: Stacia Franklin