

Sellersburg Plan Commission Minutes

October 17, 2022

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

Attendance:

Present:

Brad Amos
Scott McVoy
Charlie Smith
Nancy Hughes
John Broady
Stacia Franklin – Planning Director

Absent:

Francis Conroy
Tom McEwen

Call to Order:

President Brad Amos called the meeting of the Sellersburg Board of Plan Commission to order at 5:03 pm at Sellersburg Town Hall, 316 East Utica St., Sellersburg.

Agenda Amendments:NONE

Approval of Minutes:

A motion to approve the June 20, 2022 minutes was made by Scott McVoy and seconded by Charlie Smith. Motion carried 5-0.

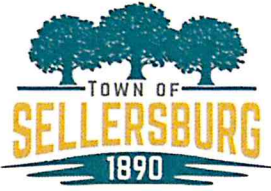
Unfinished (Old) Business: NONE

New Business:

- a. 2022-09-DP-09: Lawn Cure Properties LLC, 5000 Progress Way, has filed a development plan to allow for an expansion of the current structure located at 5000 Progress Way, Sellersburg, Indiana. Recommendation for approval with contingencies 4-0.

Christian Long, Renaissance Design, represented. Mr. Long described the location and the scope of the project. Brad Amos asked about paving the lot. Mr. Long stated the lot will be paved for the most part but there will be a gravel section for equipment, as well as water run-off drainage. Stacia Franklin read the contingencies per the TRC comments. Scott McVoy made a motion to approve based on the contingencies. John Broady seconded the motion. Motion carried 5-0.

- b. 2022-09-DP-08: Robert Wesley, PO Box 508, Sellersburg, has filed a development plan to allow for two duplexes (4 units each) located at 383 S Fern Street, Sellersburg, Indiana. Recommendation for approval with contingencies 4-0



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Jon McCoy, JLM Engineering, represented with Robert Wesley (owner) present. Mr. McCoy described the location and the scope of the project, including floodplain mitigation, stormwater detention and maintenance, parcel split documentation, and parking restrictions recorded with the deed. Stacia Franklin read the contingencies per the TRC comments and discussed the floodplain requirements. Brad Amos expressed concern about the “fit” in this neighborhood for the project. Discussion was held over orientation of the duplexes facing Fern Street. There was also a conversation about a UDO amendment that will allow for a two-family residential use in the B1 district by right that will be presented to the Council in November. More discussion about the orientation of the structures. Charlie Smith made a motion to table to the November 21 meeting. Scott McVoy seconded the motion. Motion carried 5-0.

- c. 2022-01-DP-02: BCS Properties LLC, 4950 Progress Way, has filed a development plan to allow for the construction of a trucking company office and maintenance facility located at 4950 Progress Way, Sellersburg, Indiana. Recommendation for approval with contingencies 4-0.

Chris Long, Renaissance Design, represented. Mr. Long described the project and the proposed site plan. Stacia Franklin explained approval was granted for a portion of the project, but this will be for the entire development plan. Scot McVoy asked for specifics on the type of work being performed at the location. Charlie Smith made a motion to approve with the contingencies. Scott McVoy seconded the motion. Motion carried 5-0.

Communications:

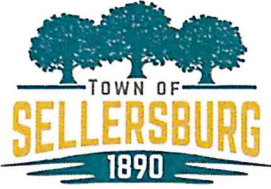
Nothing at this time.

Plan Commission Business:NONE

Reports:

Planning and Zoning:NONE

Board Attorney: NONE



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Adjourn: Motion to adjourn at 5:48 pm made by John Broady and seconded by Scott McVoy.
Motion carried 5-0.

A handwritten signature in black ink that reads "Brad Amos".

Brad Amos, President

A large, stylized handwritten signature in black ink, appearing to read "Stacia Franklin".

Attest: Stacia Franklin