

# Sellersburg Plan Commission Minutes

December 18, 2023

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

## **Attendance:**

### **Present:**

Tom McEwen  
Nancy Hughes  
Charlie Smith  
Brad Amos  
Stacia Franklin – Planning Director  
Erin Legg Benken – Board Attorney

### **Absent:**

John Broady  
Scott McVoy  
David McClain

## **Call to Order:**

President Brad Amos called the meeting of the Sellersburg Board of Plan Commission to order at 5:02 pm at Sellersburg Town Hall, 316 East Utica St., Sellersburg.

**Agenda Amendments:** Remove item C on the docket. Charlie Smith made a motion and Nancy Hughes Seconded the motion. Motion carried 4-0.

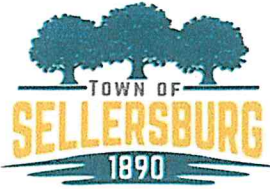
## **Approval of Minutes:**

**Old Business:** NONE

## **New Business:**

A. 2023-11-DP-03: Foxtail Pointe, LP, 500 S Front Street 10<sup>th</sup>, Columbus, Ohio filed an application for a development plan for a single-family attached development with the TRC located at 8700 Old SR 60, Sellersburg, Indiana.

Marv Blomquist, Blomquist Design Group, 10529 Timberwood Circle, Louisville, represented. Mr. Blomquist discussed the amendments made to the development plans based on the TRC feedback, as well as the moving of the clubhouse to the center of the development. Charlie Smith asked if the Fire Department's turning radius request has been satisfied. Mr. Blomquist stated he did send the radii to Dave Schickel and that he has made changes to the placement of the dumpster pad. Charlie Smith discussed sewer capacity and the possibility of the applicant building a pump station onsite if the timing is not correct for the sewer capacity issue to be resolved by the Town. Mr. Blomquist agreed to the stipulation. Charlie Smith made a motion to approve the development plan with the condition that if the gravity sewer is not completed by August 2024, then the applicant will build a pump station onsite. Nancy Hughes seconded the motion. Motion carried 4-0.



# Sellersburg Plan Commission Minutes

**December 18, 2023**

B. 2023-11-DP-04: L5 Leasing LLC, 3424 Lafittes Cove, Floyds Knobs, filed an application for a development plan for a utility trailer manufacturing and sales development located at the 5300 block of Progress Way, in Sellersburg Industrial Park, Sellersburg, Indiana.

Carl Lenz, LJB Inc, 1218 Town Parkway, Louisville, represented and explained the scope of the project. Mr. Lenz asked for contingencies so the applicant can close on the property before the end of the year, including feedback from John Seacor (Clark County Regional Airport Authority), a driveway permit from Clark County, relocation of the waterline, requirements put forth by the fire department, dumpster enclosure, and the detention basin maintenance and access language to be included in the deed (see Exhibit A for the contingency checklist). Brad Amos asked about ingress/egress to the property and the heavy haul traffic, to which Mr. Lenz explained only the two access points will be used for heavy haul traffic.

Charlie Smith made a motion to approve with the contingencies listed. Tom McEwen seconded the motion. Motion carried 4-0.

### **Communications:**

Nothing at this time.

### **Plan Commission Business:**

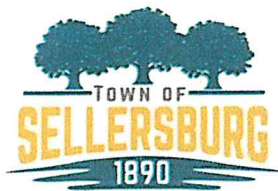
A. Moratorium – Discussion over the parameters of the moratorium on multi-family developments in the TC, DT, GO, and DTN districts. Stacia Franklin suggested they approve the moratorium for 12 months with the condition that it can be extended another 12 months. Tom McEwen asked for a resolution number be assigned and Stacia Franklin obliged – Resolution 2023-12-02. Tom McEwen made a motion to recommend approval of Resolution 2023-12-02. Charlie Smith seconded the motion. Motion carried 4-0.

B. Amendment to the UDO – Paving Materials – Stacia Franklin explained the amendment which allows for chip and seal to be an acceptable paving material in I1 and I2 zoning districts. Charlie Smith recommended an example of the site development standards be part of the amendment. Brad Amos requested standards include ingress/egress paving. Jeremy Corbett stated eight feet from the right-of-way in an access point to a property be the required development standard. Brad Amos and Charlie Smith agreed. Charlie Smith made a motion to recommend for approval the amendment with the condition that the recommended language (pave eight feet past the right-of-way with permanent concrete) be added. Nancy Hughes seconded the motion. Motion carried 4-0.

### **Reports:**

#### **Planning and Zoning:**

Stacia Franklin discussed December meetings for Plan Commission and BZA. It was recommended that the January and February meetings be moved to the Tuesday after the regular meeting date and that December meetings be added to the 2024 schedule.



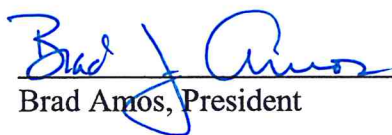
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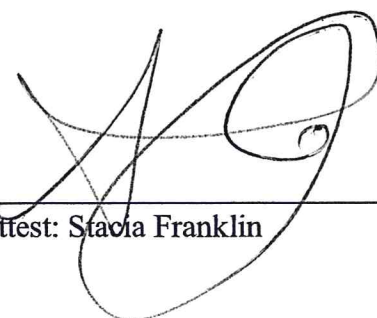
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Board Attorney: NONE

Announcements: NONE

Adjourn: Motion to adjourn at 5:51 pm made by Tom McEwen and seconded by Charlie Smith.  
Motion carried 4-0.

  
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Brad Amos, President

  
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Attest: Stacia Franklin