

TOWN OF SELLERSBURG
REGULAR TOWN COUNCIL MEETING
316 E. UTICA STREET SELLERSBURG, INDIANA 47172

Agenda for
February 24, 2025 at 6:00 p.m.

CALL TO ORDER AND ROLL CALL OF MEMBERS:

PRAYER:

PLEDGE OF ALLEGIANCE: All Present.

MOTION TO AMEND/ADOPT THE AGENDA AS PRESENTED:

APPROVAL OF MINUTES:

Approval of minutes as submitted by the Clerk-Treasurer.

APPROVAL OF ALLOWANCE CLAIMS:

COMMENTS FROM PUBLIC ON AGENDA ITEMS (time limit of 5 minutes per person):

ORDINANCES AND RESOLUTIONS:

1. ORDINANCE_2025 – OR – 006: An Ordinance Considering an Amendment to the Zoning Map of the Town of Sellersburg, Indiana.

UNFINISHED BUSINESS:

NEW BUSINESS:

1. Sellersburg Elementary School Building | 206 N New Albany Street | Pest Control
2. Sellersburg Elementary School Building | 206 N New Albany Street | Insurance
3. Utility Billing Adjustment | Account 129639 | \$1,660.95
4. Sludge Hauling Contract

GENERAL COMMENTS FROM THE PUBLIC (limited to 15 minutes total):

RECEIPT OF STAFF REPORTS:

Charlie Smith, Town Manager
Chief Russ Whelan
Engineering Updates
Jacob “Jake” Elder, Town Attorney

COMMENTS FROM COUNCIL MEMBERSHIP (Good of the Order):

Randall Mobley, District 2
Terry Langford, District 4
Brad J. Amos, District 3
Scott McVoy, District 1
Matthew Czarnecki, At-Large
Michelle Miller, Clerk-Treasurer

ADJOURN:

STATE OF INDIANA
BEFORE THE TOWN COUNCIL OF SELLERSBURG, INDIANA

ORDINANCE NO. 2025 – OR – 006

AN ORDINANCE CONSIDERING AN AMENDMENT TO THE ZONING MAPS OF THE TOWN OF SELLERSBURG, INDIANA.

WHEREAS, pursuant to Ind. Code § 36-5-2 *et seq.*, this Town Council of Sellersburg, Indiana (this “Council”) is the town legislative body and the President of the town council is the town executive; and,

WHEREAS, pursuant to Ind. Code § 36-5-2-9, the legislative body may adopt ordinances and resolutions for the performance of functions of a town; and,

WHEREAS, on the 20th day of January, 2025 the Plan Commission of the Town of Sellersburg, Indiana (the “Commission”) certified a favorable recommendation to rezone certain property identified as Parcel IDs # 10-09-11-000-014.000-030; 10-09-11-000-002.000-030; and 10-09-11-000-006.000-030 (the “Property”) from M2 High-Density Multi-Family Residential to B2 General District. (*See Attached Exhibit A*); and,

WHEREAS, pursuant to Ind. Code § 36-7-4-608, this Council may adopt or reject the certification from the Commission.

NOW THEREFORE BE IT ORDAINED by this Town Council of Sellersburg, Indiana that the recommendation by the Commission to rezone the Property from M2 High-Density Multi-Family Residential to B2 General District is hereby **Adopted / Rejected** (circle one).

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 _____ day of _____, 20____.

“Aye”

“Nay”

Brad Amos
Council President

Brad Amos
Council President

Terry Langford
Council Vice President

Terry Langford
Council Vice President

Scott McVoy
Council 2nd Vice President

Scott McVoy
Council 2nd Vice President

Matthew Czarnecki
Council Member

Matthew Czarnecki
Council Member

Randall Mobley
Council Member

Randall Mobley
Council Member

Attested by: Michelle Miller
Sellersburg Clerk-Treasurer

FIRST READING

DATE: _____

MOTION: _____

SECOND: _____

VOTE: _____ AYE _____ NAY _____ ABSTAIN

SECOND READING

DATE: _____

MOTION: _____

SECOND: _____

VOTE: _____ AYE _____ NAY _____ ABSTAIN

TO THE SELLERSBURG TOWN COUNCIL OF SELLERSBURG, INDIANA

RESOLUTION 2025-01

A ZONING MAP AMENDMENT

TO THE TOWN OF SELLERSBURG, INDIANA

Whereas, pursuant to IC 36-7-4-605 the Sellersburg Advisory Plan Commission shall certify a favorable recommendation, an unfavorable recommendation, or no recommendation to the legislative body on a proposed Zoning Map change to the Town of Sellersburg's Zoning Map, and;

Whereas, the Town of Sellersburg's Advisory Plan Commission in accordance with IC 36-7-4-604, a public hearing was held on January 20th, 2025 on proposed Zoning Map Amendment (Exhibit A).

A Resolution to Amend the Town of Sellersburg Zoning Map to rezone Parcel numbers 10-09-11-000-014.000-030, 10-09-11-000-002.000-030, and 10-09-11-000-006.000-030 from M2 High-Density Multi-Family Residential to B2 General Business district with commitments to build a Baptist Health Free-Standing Emergency Department/Urgent Care facility located in Sellersburg, Indiana.

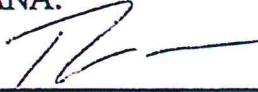
NOW THEREFORE BE IT RESOLVED by the Advisory Plan Commission of the Town of Sellersburg that the proposed Zoning Map amendment will be in keeping with the Comprehensive Plan of the Town of Sellersburg; rezoning is compatible with surrounding zoning, the rezoning is the most desirable use for the land, the rezoning conserves property values throughout the Town of Sellersburg and the rezoning is responsible development and growth for the Town of Sellersburg.

BE IT FURTHER RESOLVED that the Advisory Plan Commission of the Town of Sellersburg, gives a:

- Favorable recommendation;
- Unfavorable recommendation;
- No Recommendation;

To the Town of Sellersburg Common Council for approval of the Resolution as presented.

BE IT HEREBY RESOLVED THIS 18th DAY of FEBRUARY 2025 BY THE
ADVISORY PLAN COMMISSION OF THE TOWN OF SELLERSBURG,
INDIANA.



President or VP Plan Commission

Attest:



Jeremy Corbett, Building Commissioner