



SELLERSBURG PLAN COMMISSION

AGENDA

February 18, 2025

Meeting starts at 5:00 p.m.

1. Call to Order
2. Agenda Amendments (if needed)
3. Approval of Minutes – January 20, 2025
4. New Business: None
5. Old Business: Vote on the resolution for petition 2024-12-ZA-01, Baptist Health
6. Communications
7. Plan Commission Business:
8. Reports:
 - a. Planning & Zoning
 - b. Legal Counsel
 - c. Committees
 - d. Consultant
9. Announcements
10. Adjourn

Submitted by:

Jeremy Corbett



Sellersburg Plan Commission Minutes

January 20, 2025

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

Attendance:

Present:

Brad Amos
Nancy Hughes
Nancy McDevitt
Terry Langford
Tom McEwen
Jeremy Corbett -Planning Office
LaDonna Broadus - Planning Office
Alex Gaddis - Board Attorney

Absent:

Call to Order:

Brad called the Sellersburg Board of Plan Commission to order at 5:24pm at Sellersburg Town Hall

Agenda Amendments:

Nancy Mc Devitt made a motion to amend the agenda moving the Plan Commission Business up before New Business, Tom McEwen seconded the motion. Motion carried 5-0

Approval of Minutes:

Tom McEwen made a motion to approve the meeting minutes. Nancy McDevitt seconded the motion. Motion carried 5-0

Appointment of Officers:

Tom McEwen nominated Brad Amos for President and Nancy McDevitt seconded the motion. Motion carried 5-0

Brad Amos nominated Tom Mc Ewen for Vice President and Nancy Hughes seconded the motion. Motion carried 5-0

Terry Langford made a motion to elect Jeremy Corbett to be Secretary of the Plan Commission Nancy Mc Devitt seconded. Motion carried 5-0

Old Business: None

New Business:

- a. 2024-09-DP-06 Renaissance Desing Inc., 117 S. Indiana Ave. Sellersburg, IN 47172 Nicholas Mc Mahan came to the Podium to present the petition to the Plan Commission Board . He stated he wanted to get approval to go ahead to Renovate the Legacy Pump House at 959 S. Indiana Ave. Sellersburg IN 47172. Terry Langford asked if the parking issues had been

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resolved. Jeremy Corbett replied that all the issues had been addressed and taken care of. Terry Langford made a motion to approve the Development Plan and the motion was seconded by Nancy McDevitt. Motion carried 5-0.

- b. 2024-11-PP-01 John Mc Coy, 720 Rolling Creek Dr., Suite 207 New Albany IN 47150 came to the Podium to present a 13 Lot Single Family Home Purposed Land Development for Wesley Enterprise LLC. Located at Indiana Ave. Sellersburg, IN 47172. Mr. Mc Coy presented all with Purposed plan and explained there will be two cult sac. He stated he had previously been to TRC meeting and there had been some issues that came up such as the width of roads for fire trucks which he pointed out that he has addressed and fixed. All the utilities are available all along State Rd 31. All drainage naturally drains to the Northwest corner of the site, there will be a storm water detention basin that will meet all the Town's ordinances. About half of the site is in the 100-year flood plain. He reflected that those homes will be elevated to two feet above flood plain. Everything meets the town ordinances and complies with the UDO

Brad Amos thanked Mr. Mc Coy and Mr. Wesley for their due diligence and working with the town to comply with all the ordinances and complying with the UDO. Terry Langford asked about the building materials and Mr. Mc Coy replied that he was aware that this property was in the GO district and that the homes would be constructed of 80 percent brick or stone, 20 percent alternative. Terry Lanford stated that there are in place that will be followed to comply with the UDO. The lot sizes and home sizes are consistent with the homes that are already there in the subdivision.

Comments from Public:

Julie Wilson, 4405 Sunset Court, Sellersburg, IN 47172 came to the podium and wanted to know if the homes being built were going to be rented out or sold. Mr. Wesley replied they will be sold.

Sara Cooke, 4406 Sunset Court, Sellersburg, IN 47172 came to the podium asking about the level of the homes being built. Mr. Wesley said that they would follow the UDO.

Terry Langford made a motion to approve the Plan and Nancy Mc Devitt seconded. Motion carried 5-0.

- c. 2024-12-ZA-01 Chrisman Long from Jacobi Toomb and Lanz 1829 E. Spring St., New Albany IN 47150, representing Baptist Health came to the podium to present a Zoning change for parcels 10-09-11.000-006.000-030, 10-09-11-000-002.000-030, 10-09-11-000-014.000-030 from a M2 to B2. Baptist Health Free standing Emergency Department. Baptist Health is purposing state of the art medical care facility that will meet the needs for the residents of Sellersburg and the surrounding area. It will be a two story 24,000 Sq. ft. building. The first floor would provide urgent care and emergency room care, with medical offices for primary care on the second floor. There will be some reciprocal agreements with Ivy Tech with parking spaces and such.

Nancy Hughes made a motion for a favorable recommendation to go before the Sellersburg Town council, Tom Mc Ewen seconded. Motion carried 5-0

- d. 2024-12-DP-08 Chrisman Long from Jacobi Toomb and Lanz 1829 E. Spring St., New

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Albany IN 47150, representing Baptist Health came to the podium to present a Development

Plan for parcels 10-09-11-000-006.000-030, 10-09-11-000-002.000-030, 10-09-11-000-014.000-030, Sellersburg IN 47172. Baptist Health is purposing state of the art medical care facility that will meet the needs for the residents of Sellersburg and the surrounding area. It will be a two story 24,000 Sq. ft. building. The first floor would provide urgent care and emergency room care, with medical offices for primary care on the second floor. There will be some reciprocal agreements with Ivy Tech with parking spaces and such. Brad Amos asked where the front of the building would be facing. Chrisman replied that the front of the building will be facing Ivy Tech. Brad Amos brought up the entrance and future for the island to be removed.

Nancy Hughes made a motion to approve the Development Plan for parcels 10-09-11-000-006.000-030, 10-09-11-000-002.000-030, 10-09-11-000-014.000-030, Sellersburg, IN 47172. Nancy McDevitt seconded; Motion carried 5-0

Communications:

Nothing at this time.

RePorts: NONE

Planning and Zoning: NONE

Board Attorney: NONE

Announcements: Terry Langford thanked Baptist Health for coming to the town of Sellersburg

Adjourn: Motion to adjourn made by Terry Langford, seconded by Tow Mc Ewen . Motion carried 5-0

Brad Amos

Nancy Hughes

Terry Langford

Tom McEwen

Nancy McDevitt

Attest: Jeremy Corbett

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