



SELLERSBURG PLAN COMMISSION

AGENDA

August 18, 2025

Meeting starts at 5:00 p.m.

1. Call to Order
2. Agenda Amendments (if needed)
3. Approval of Minutes – June 16, 2025
4. New Business:
 - a. 2025-07-ZA-03 Larry Gilbert of S&G Cabinet LLC 105 Adkins Ct. Sellersburg, IN 47172 has filed for a zone change from a B3 to an I1.
 - b. 2025-07-ZA-02 LaValley Transportation, OHM Advisors 400 Missouri Ave., Suite 100 Jeffersonville, IN 4713 has filed for a zoning change for 1017 Bean Rd, Sellersburg IN 47172 from B3 to an I2.
 - c. 2025-07-DP-03 LaValley Transportation, OHM Advisors 400 Missouri Ave., Suite 100 Jeffersonville, IN 4713 has filed a Development Plan for 1017 Bean Rd. Sellersburg, IN 47172 to add more room for parking of semi-trailers.
5. Old Business:
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 TECHNICAL STANDARDS DRAINAGE NOTE: CHAPTER 1, PAGE 3 STATES: "STORM SEWERS AND TILE DRAINS 12-INCH OR LARGER WITHIN DESIGNATED DRAIN EASEMENTS ARE EXTENSIONS OF THE TOWN OF SELLERSBURG STORMWATER DRAINAGE SYSTEM AND ARE THE RESPONSIBILITY OF THE TOWN. DRAINAGE SWALES, DETENTION AND RETENTION PONDS, AND POST-CONSTRUCTION STORMWATER QUALITY MEASURES SHALL BE THE RESPONSIBILITY OF THE OWNER OR HOMEOWNER ASSOCIATION. IN THE EVENT THE BUSINESS OWNER OR THE ASSOCIATION FAILS TO EXERCISE ITS OBLIGATION, THE TOWN OF SELLERSBURG SHALL REFORM THE ROADWAY, DETENTION AND RETENTION POND, AND RIGHT-OF-WAY ASSESS EACH LOT IN THE SUBDIVISION A PROPORTIONAL AMOUNT OF THE ASSOCIATED COSTS. NECESSARY A NOTICE OF LIEN SHALL BE FILED AGAINST THE AFFECTED LOTS. THE LIEN SHALL BE ENFORCED IN THE SAME MANNER AS A MORTGAGE LIEN UNDER INDIANA LAW AND THEREFORE, SHALL INCLUDE REIMBURSEMENT OF ATTORNEY'S FEES, TITLE EXPENSES, INTEREST, AND COSTS OF COLLECTION."

Project Name	LaVoy Transportation -- Trailer Marshalling Improvements
Project Address	1005, 1017, & 1128 Bean Road, Sellersburg, IN 47172
Project Description	Proposal for expanded trailer marshalling space.
Total Parcel / Site Area	6.63 Acres
Total Proposed Trailer Spaces	106
FEMA 100-Year Flood Elevation	462.00

Jurisdiction	Sellersburg
Parcel ID	10-17-06-700-029.000-031 & 10-17-06-700-022.000-031
Existing Zoning	I-1 (Light Industry)
Proposed Zoning	I-2 (Heavy Industry)
Buffers	
Front / Rear / Side	25' Front / 50' Rear / 25' Side

1. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, WALLS, COLUMNS, WALLS AND/OR OTHER STRUCTURES TOWARDS EXISTING OR PROPOSED DRAIN INLETS AND/OR ROADS. NO FLOODING OR "BIRD BATHS", "BIRD BATHS";
2. ALL FILL MATERIAL SHALL BE CLEAN AND FREE OF PEAT, MULCH, OR ALL FILL MATERIAL SHALL BE CLEAN AND FREE OF PEAT, MULCH, OR EXTENSIVE ORGANIC MATTER SO THE MATERIAL MAY BE EASILY SHAPED AND WILL COMPACT AND SETTLE UNIFORMLY.
3. AREAS OF CUT AND OTHER HEAVILY COMPACTED AREAS SHALL BE DISKED AREAS OF CUT AND OTHER HEAVILY COMPACTED AREAS SHALL BE DISKED OR ROLLERED TO A DEPTH OF NOT LESS THAN TWELVE (12) INCHES BEFORE PLACING TOPSOIL.
4. ALL SLOPES SHALL NOT EXCEED 3:1 (THREE (3) FEET OF HORIZONTAL, ALL SLOPES SHALL NOT EXCEED 3:1 (THREE (3) FEET OF HORIZONTAL MEASUREMENT FOR EVERY ONE (1) FOOT OF VERTICAL MEASUREMENT) UNLESS OTHERWISE SHOWN ON THE PLANS. ALL SLOPES SHOULD TAPER INTO THE EXISTING GRADES TO BLEND IN A NATURAL WAY. THE ENGINEER RESERVES THE RIGHT TO ADJUST ANY PROPOSED GRADES TO MEET FIELD CONDITIONS OR TO ENHANCE THE CHARACTER OF THE PROJECT SITE.
5. ALL SLOPES AND DEBRIS MEASURING THREE (3) INCHES OR LARGER IN ALL STONE AND DEBRIS MEASURING THREE (3) INCHES OR LARGER IN DIAMETER SHALL BE REMOVED FROM THE TOP FOUR (4) INCHES OF ALL AREAS TO RECEIVE TURF GRASS SEED, SOD, OR OTHER PLANTINGS. THE REMOVAL SHALL BE ACCOMPLISHED WITH ROCK PICKERS, RAKES, OR OTHER DEVICES WHICH WILL NOT DISTURB THE FINISHED SUB-GRADE OR FINISHED GRADE.

APPLICANT/TOWNER:	PROJECT DATA
LAVALEY REALTY, Inc.	TOTAL SITE AREA: 14.5 AC
PO Box 550,	EXISTING ZONING: SEE CHART
POTSDAM, NY 13676	EXISTING USE: TRUCKING TERMINAL & VACANT
	PROPOSED ZONING: I2
ENGINEER:	PROPOSED USE: TRUCKING TERMINAL
OHM ADVISORS	PROPOSED PARKING: 106 SPACES
400 MISSOURI AVE, SUITE 100	EXISTING IMPERVIOUS AREA: 5.6 AC
JEFFERSONVILLE, IN 47130	PROPOSED IMPERVIOUS AREA: 3.30 AC
	FRONT YARD SETBACK: 25'
	REAR YARD SETBACK: 20'
SITE ADDRESS:	SIDE YARD SETBACK: 10'
1128 BEAN ROAD	BUILDING HEIGHT: 35'
SELLERSBURG, IN 47172	



LaValley Transportation, Inc.

