

SELLERSBURG PLAN COMMISSION AGENDA

August 18, 2025

Meeting starts at 5:00 p.m.

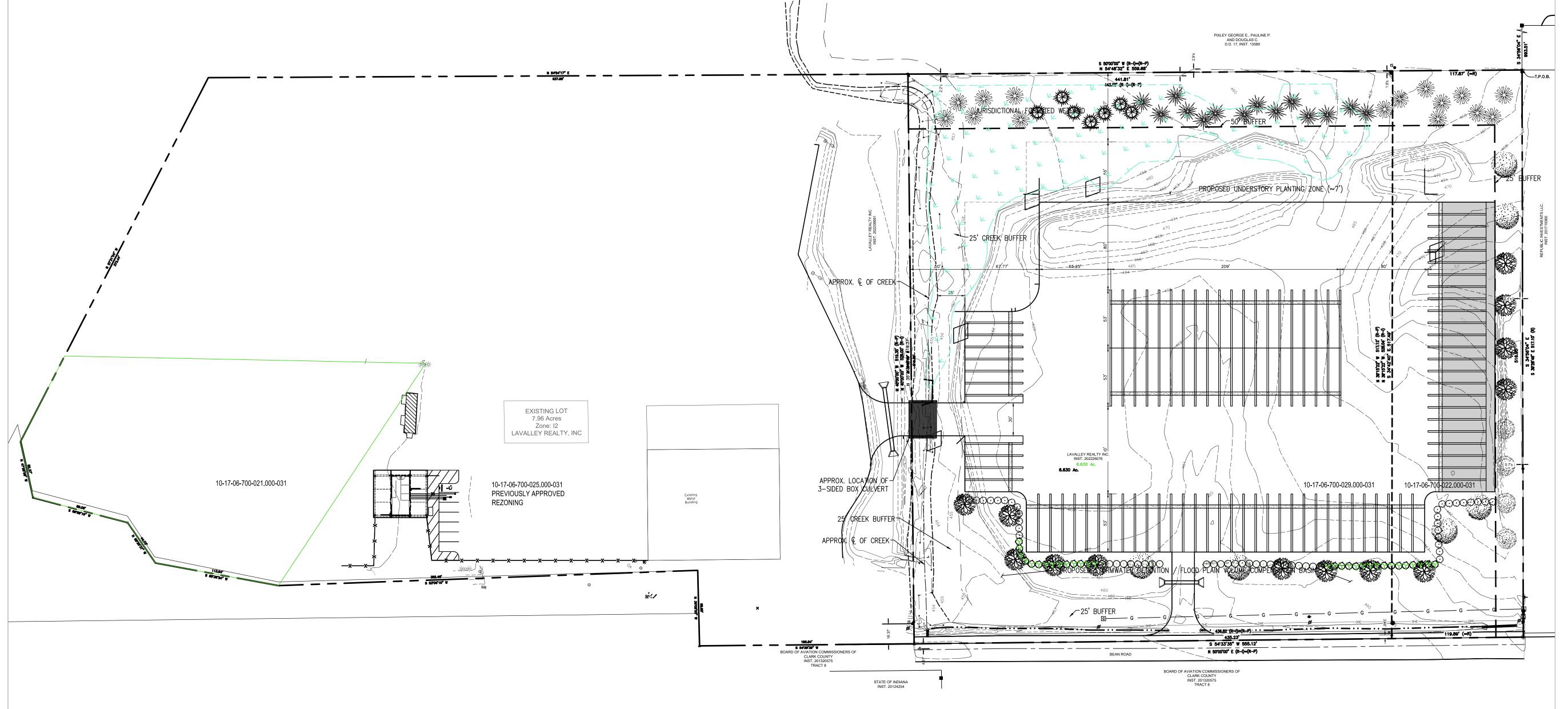
- 1. Call to Order
- 2. Agenda Amendments (if needed)
- 3. Approval of Minutes June 16, 2025
- 4. New Business:
 - a. 2025-07-ZA-03 Larry Gilbert of S&G Cabinet LLC 105 Adkins Ct. Sellersburg, IN 47172 has filed for a zone change from a B3 to an I1.
 - b. 2025-07-ZA-02 LaValley Transportation, OHM Advisors 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

Su	bmı	tted	by:

Jeremy Corbett

FENCE NOTE - THE PLANS WERE ACCEPTED WITH A CONDITION STATING: UPON APPLICATION FOR A FENCE PERMIT, SELLERSBURG PLANNING AND ZONING COMMISSION SHALL BE CONTACTED. THE FENCING TYPE, HEIGHT, AND LOCATIONS SHALL BE AGREED UPON BY THE SELLERSBURG PLANNING AND ZONING DEPARTMENT AND THE OWNER AT THAT TIME IN ORDER TO BEST MEET DRAINAGE, BUFFERYARD, AND SECURITY REQUIREMENTS.

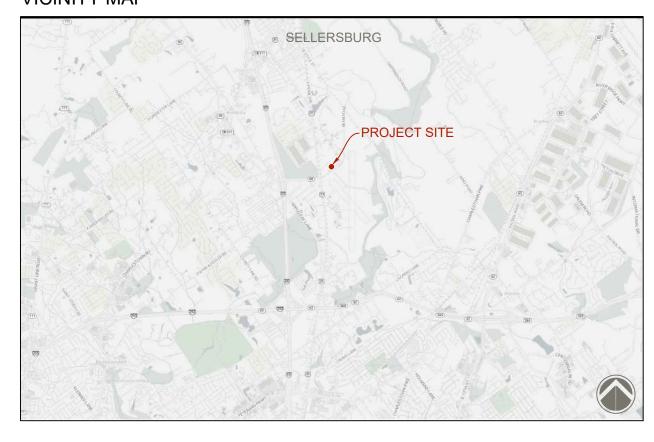
SELLERSBURG TECHNICAL STANDARDS DRAINAGE NOTE: CHAPTER 1, PAGE 3 STATES: "STORM SEWERS AND TILE DRAINS 12-INCH OR LARGER WITHIN DESIGNATED DRAIN EASEMENTS ARE EXTENSIONS OF THE TOWN OF SELLERSBURG STORMWATER DRAINAGE SYSTEM AND ARE THE RESPONSIBILITY OF THE TOWN. DRAINAGE SWALES, DETENTION AND RETENTION 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 MAY PERFORM THE REQUIRED MAINTENANCE AND SHALL HAVE THE RIGHT TO ASSESS EACH LOT IN THE SUBDIVISION A PROPORTIONATE AMOUNT OF THE ASSOCIATED COSTS. IF 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."



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 MAY PERFORM THE REQUIRED MAINTENANCE AND SHALL HAVE THE RIGHT TO ASSESS EACH LOT IN THE SUBDIVISION A PROPORTIONATE AMOUNT OF THE ASSOCIATED COSTS. IF 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."

SELLERSBURG TECHNICAL STANDARDS DRAINAGE NOTE: CHAPTER 1, PAGE 3 STATES: "STORM SEWERS

VICINITY MAP



SITE DATA

Project Name LaValley Transportation — Trailer Marshalling Improvements 1005, 1017, & 1128 Bean Road, Sellersburg, IN 47172 Project Address Project Description Proposal for expanded trailer marshalling space.

Total Parcel / Site Area Total Proposed Trailer Spaces 106

FEMA 100-Year Flood Elevation 462.00

ZONING DATA

Jurisdiction Sellersburg

10-17-06-700-029.000-031 & 10-17-06-700-022.000-031 Parcel ID Existing Zoning I-1 (Light Industry)

Proposed Zoning I-2 (Heavy Industry)

Front / Rear / Side 25' Front / 50' Rear / 25' Side

GRADING NOTES:

1. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, WALLS, COLUMNS, WALKWAYS, OR OTHER STRUCTURES TOWARDS EXISTING OR PROPOSED DRAIN INLETS AND/OR ROADS WITH NO PONDING 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 ROTOTILLED TO A DEPTH OF NOT LESS THAN TWELVE (12) INCHES BEFORE PLACING

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 STONE 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.

			Current	Proposed
Parcel ID	Address	Acres	Zone	Zone
10-17-06-700-021.000-031	BEAN ROAD	0.535	B3	12
10-17-06-700-025.000-031	1128 BEAN ROAD	7.272	12	12
10-17-06-700-029.000-031	1017 BEAN RD	5.336	1	12
10-17-06-700-022.000-031	1005 BEAN ROAD	1.41	1	12

APPLICANT/OWNER: LAVALLEY REALTY, Inc. PO Box 550. POTSDAM, NY 13676

PROJECT DATA TOTAL SITE AREA: 14.5 AC EXISTING ZONING: SEE CHART EXISTING USE: TRUCKING TERMINAL & VACANT PROPOSED ZONING: 12 PROPOSED USE: TRUCKING TERMINAL

ENGINEER: OHM ADVISORS JEFFERSONVILLE, IN. 47130

PROPOSED PARKING: 106 SPACES 400 MISSOURI AVE, SUITE 100 EXISTING IMPERVIOUS AREA: 5.6 AC PRPOSED IMPERVIOUS AREA: 3.30 AC FRONT YARD SETBACK: 25' REAR YARD SETBACK: 20'

SITE ADDRESS: 1128 BEAN ROAD SELLERSBURG, IN 47172

SIDE YARD SETBACK: 10' BUILDING HEIGHT: 35'



