



SELLERSBURG PLAN COMMISSION

AGENDA

September 15, 2025

Meeting starts at 5:00 p.m.

1. Call to Order
2. Agenda Amendments (if needed)
3. Approval of Minutes – August 18, 2025
4. New Business:
 - a. 2025-08-PP-04, Jason Copperwaite on behalf of Thompson Hill Collective LLC of 5404 Winding Way, Evansville, IN 47711 has filed a petition to replat of the St. Joe's Place Subdivision. The purposed replat seeks to re-subdivide from seven lots to fourteen.
5. Old Business:
 - a. 2025-07-ZA-03 S&G Cabinet LLC., Larry Gilbert 105 Adkins Ct. filed a petition for a zone map change from a B3 to a L1.
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

August 18, 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
Alan Applegate - Board Attorney

Absent:

Scott McVoy

Call to Order:

Brad Amos called the Sellersburg Plan Commission to order at 5:00pm at Sellersburg Town Hall

Agenda Amendments:

None

Approval of Minutes:

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

Old Business:

None

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.

Discussion: Brad Amos brought the petition to the Commission. Brad Amos opened the petition for discussion. Kenny Alexander 701 E Utica St. Sellersburg, IN 47172 stepped up to the podium and brought up the Comprehensive Plan. He stated that the public notice sign was hard to locate but was moved to a better spot after mowing. He stated that the Cabinet Barn has been a good neighbor. He stated that he was against the zoning change for the purpose of selling it. Larry Gilbert stepped up to give us some history of the site. Terry Langford presented a motion to table the petition until September. Tom McEwen seconded the motion. Vote taken: 5-Aye, 0-Nay, 0-Abstain. Motion approved.

Sellersburg Plan Commission Minutes

August 18, 2025

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- 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.

Discussion: Jeremy Corbett explained the documents he submitted with the petition in the Board's packet. Alan Applegate explained the board can recommend zoning commitments. John Pacega with OHM Advisors stepped up to the podium and explained that the rezoning was just to clean up the existing spot zoning and rezone the vacant lot to align with the applicants existing lot. Terry Langford asked about the entrances to the lots. John Pacega explained that there will be no access to the neighbors property. Doug Pixlie 7412 Hwy 31E, Sellersburg, IN 47172 stepped up and said his concerns have been addressed after speaking with Mr. Lavalley. Nancy McDevitt made a motion to provide a favorable recommendation to the Town Council for the rezoning. Nancy Hughes seconded the motion. Vote taken

- 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.

Discussion: Jeremy Corbett read the Staff Report to the board. John Pacega with OHM Advisors stepped up to explain the DP and address the requirements set forth by the UDO in regards to the buffer zone plantings. He explained the lighting and the requirements of such. Lavalley and OHM Advisors have been in touch with the Regional Airport Authority in regards to the lighting as well. Terry Langford made a motion to approve the Development Plan as presented. Tom McEwen seconded the motion. Vote taken: 5- Aye 0- Nay 0- Abstain

Communications:

Nothing at this time.

Reports: NONE

Planning and Zoning: NONE

Board Attorney: NONE

Announcements: NONE

Adjourn: Motion to adjourn made by Tom McEwen, seconded by Terry Langford. Motion carried 5-0
Meeting adjourned 6:02 P.M.

Sellersburg Plan Commission Minutes

August 18, 2025

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

Brad Amos

Nancy Hughes

Terry Langford

Tom McEwen

Nancy McDevitt

Scott McVoy

Vacant Seat

Attest: Jeremy Corbett

Sandra Carver
Marion H. Barton
Jeff Barton
705 St Joe Rd (east)
Sellersburg, IN 47172
sandycarver@hotmail.com
502-594-2052

September 4, 2025

Town of Sellersburg Planning Commission
316 E Utica St
Sellersburg, IN 47172

Subject: Petition #2025-08-PP-04 – Replat and Subdivision of St Joe Ct from Seven to Fourteen Lots

Dear Members of the Planning Commission,

We are writing in regard to Petition #2025-08-PP-04, which proposes the replating and subdivision of the existing seven lots at St Joe Ct into fourteen individual lots. It is our understanding that the purpose of this petition is to allow for individual ownership of each unit, rather than maintaining a single owner for all dwellings.

Currently, the homes on St Joe Ct share a consistent appearance and are under unified ownership. However, they lack the privacy that surrounding property owners had originally requested—an issue that was not adequately addressed by the initial developers.

If this petition is approved, we respectfully urge the Commission to prioritize privacy for both the newly subdivided homes and the neighboring properties. We recommend the implementation of a buffer zone that includes both fencing and vegetation to ensure effective screening. Specifically, we suggest:

- A tall, solid fence or wall (not chain link) to serve as a visual and acoustic barrier
- Layered plantings of evergreen trees and shrubs for immediate and long-term privacy
- A mix of evergreen and deciduous plants to maintain year-round coverage
- Trees and shrubs planted in staggered rows to create a denser, more natural-looking barrier
- **The buffer should be installed on perimeters of the current property before individual resale**

For maximum durability and sound reduction, we recommend a solid wall constructed of brick, stone, or concrete. Other fencing materials are generally less effective and lack longevity. A combination of fencing and vegetation would not only provide privacy but also enhance the aesthetic appeal of the area.

We appreciate the opportunity to provide input on a development that will significantly impact adjacent properties. Thank you for your thoughtful consideration.

Sincerely,

Sandra Carver
Marion H. Barton
Jeff Barton

September 5, 2025

Members of Sellersburg Plan Commission:

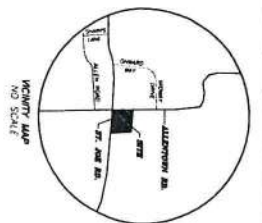
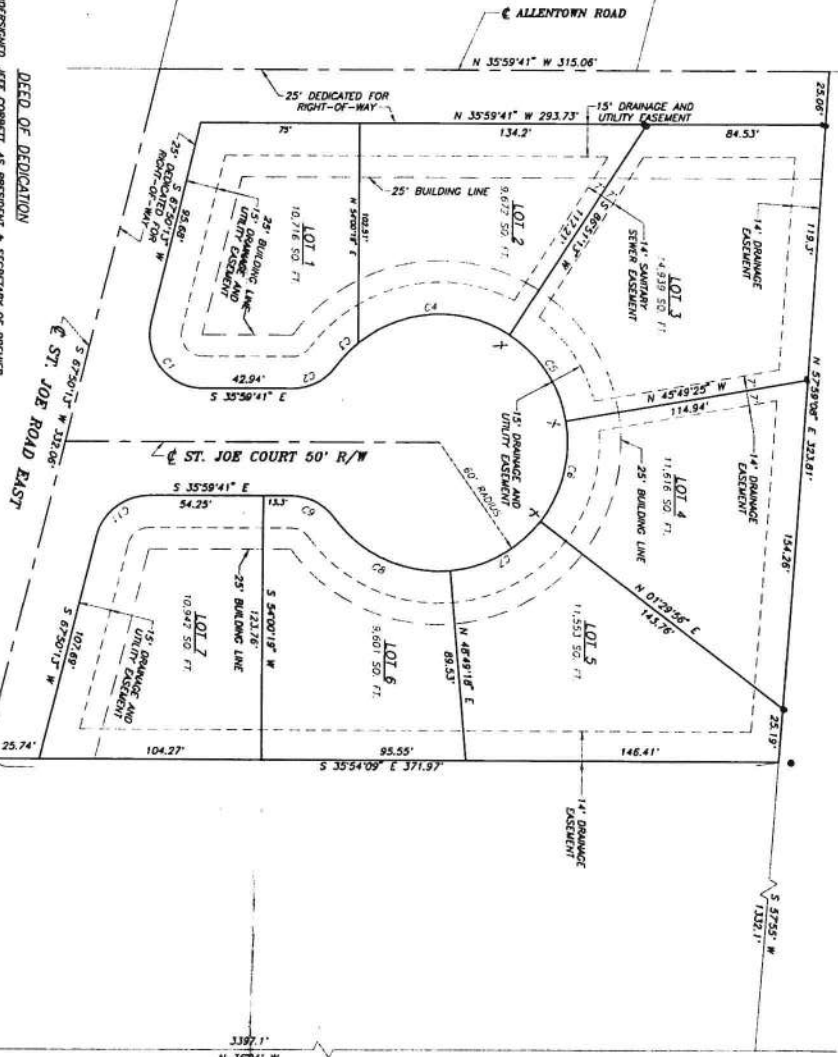
We have some concerns regarding the replatting of the property at 1500-1514 St. Joe Ct., Sellersburg. We assume there will be 14 units sold individually.

- 1) Will there be an HOA that deals with the following:
 - a) restrictions placed on type of fencing required or allowed
 - b) requirements regarding landscaping, grass, etc.
 - c) painting/installation of exterior siding and painting of brick
 - d) maintenance/installation of roof, siding, pavement
 - e) type and size of outdoor structures (ex: shed, carport, etc.)
- 2) If no HOA, will the covenants and restrictions keep owners from being able to:
 - a) put up any type of fence they like
 - b) exhibit a lack of proper lawn maintenance
 - c) paint/install exterior siding and brick any color they choose
 - d) allow roof, siding, and pavement to fall into disrepair
 - e) put up any type of outdoor structure they desire
- 3) Without appropriate guidance and/or requirements, we are concerned that the area will become an eyesore.
- 4) We suggest all fencing, colors of siding, brick, and roof be consistent among all buildings.

Thank you for your consideration.

Larry and LuAnn Richmer
615 E. Saint Joe Rd.
Sellersburg, IN 47172
(502) 243-7906
(502) 243-7907
larryrichmer@gmail.com
luannrichmer@gmail.com

ST. JOE'S PLACE SUBDIVISION



Plot Book 13
 Page 10
 Instrument # 100327846
 02/09/03

DESCRIPTION

Being a part of Survey #129 of the Illinois Grant to Clark County, Indiana and being further described as follows:
 Beginning at the East corner of said Survey #129, Thence N. 35° 59' 41" W. 132.1 feet to the TRUE PLACE OF BEGINNING.
 Thence S. 35° 59' 41" E. 371.97 feet to the centerline of St. Joe Road East; Thence S. 35° 59' 41" E. 371.97 feet to the centerline of St. Joe Road East; Thence N. 35° 59' 41" W. 132.1 feet to the TRUE PLACE OF BEGINNING.
 Containing 2.545 acres and being subject to all easements of record.

CERTIFICATE OF CLARK COUNTY PLAN COMMISSION

THIS IS TO CERTIFY THAT THE WITHIN PLAN WAS EXAMINED AND APPROVED BY THE CLARK COUNTY PLAN COMMISSION ON THE 12th DAY OF JUNE 2002. IN WITNESS WHEREOF, THE COMMISSIONERS OF CLARK COUNTY, INDIANA, CREATING SAID PLAN COMMISSION, HAVE HEREBY SIGNED AND SEALED THEIR OFFICES AND HANDS, AND AFFIXED THEIR SEALS, THIS 12th DAY OF JUNE 2002.

CLARK COUNTY PLAN COMMISSION

ATTEST: *[Signature]*
 SECRETARY

ACKNOWLEDGEMENT

STATE OF INDIANA
 COUNTY OF CLARK
 SS
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED JEFF CORBETT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN EXPRESSED, WITNESS MY HAND AND NOTARIAL SEAL THIS 22nd DAY OF 12-21-2002.



BETTY BLANKENBERGER
 COUNTY OF RESIDENCE CLARK
 BY COMMISSION EXPIRES 22 APRIL 2007

- NOTES:
- (1) The property shown is not located in flood zones A or B according to flood map number 180428 0123 C, dated February 18, 1983.
 - (2) Title examination may reveal other easements and/or Rights of ways not shown hereon.
 - (3) No structures, fences, or landscaping are permitted in easements or Rights-of-Way.
 - (4) Source of Title is Deed Owner's Instrument 8239.
 - (5) All new lot corners are monumented with 3/8" diameter steel pins. All front lot corners are offset by a notch cut in the curb of the side lot lines extended.
 - (6) Subject tract and adjoining tracts on the Northwest side of St. Joe Road is zoned R-2.

CURVE	ARC	CHORD
C1	25'	45.31'
C2	25'	23.55'
C3	60'	13.30'
C4	60'	13.30'
C5	60'	48.58'
C6	60'	48.58'
C7	60'	48.58'
C8	60'	48.58'
C9	60'	48.58'
C10	25'	11.37'
C11	25'	11.37'

BLANKENBERGER & SON
 LAND SURVEYORS INC., P.C.
 422 MEIGS AVENUE JEFFERSONVILLE, INDIANA
 TELEPHONE (812) 282-4183 P.O. BOX 197 47131-0167
 WWW.BLANKENBERGERANDSON.COM

BY: DAW SCALE: 1" = 40 FEET DATE: 13 MAY 2002 JOB # 16259 DMC # 1370

THE UNDERSIGNED, JEFF CORBETT, AS PRESIDENT & SECRETARY OF PROGRESS LAND SURVEYING, INC., A CORPORATION OF THE STATE OF INDIANA, DO HEREBY CERTIFY THAT THE WITHIN PLAN WAS EXAMINED AND APPROVED BY THE CLARK COUNTY PLAN COMMISSION ON THE 12th DAY OF JUNE 2002. IN WITNESS WHEREOF, THE COMMISSIONERS OF CLARK COUNTY, INDIANA, CREATING SAID PLAN COMMISSION, HAVE HEREBY SIGNED AND SEALED THEIR OFFICES AND HANDS, AND AFFIXED THEIR SEALS, THIS 12th DAY OF JUNE 2002.

JEFF CORBETT
 PRESIDENT & SECRETARY



