



CLARK COUNTY BOARD OF ZONING APPEALS

January 15, 2025

The regular scheduled meeting of the Clark County Board of Zoning Appeals (BZA) was held on Wednesday January 15, 2025, starting at 5:00 p.m. at the Clark County Government Center, 300 Corporate Drive, Room 103 Jeffersonville, IN. 47130

The following Board Members were present: Guy Guernsey John Eurton, and Larry Brison (replaced Bart Meyer).

The following Board members were absent: Kim Baker.

The following staff were present: David Nachand, Stacy Gettings and Eric Wise.

The following appeared on the agenda:

1. Call to order: Mr. Guernsey called the meeting to order at 5:00 P.M.
2. Election of Officers: Mr. Guernsey motioned to elect Kim Baker president which was seconded by Mr. Eurton and passed unanimously.

Mr. Eurton motioned to elect Mr. Guernsey vice president which was seconded by Mr. Brison and unanimously passed.

3. Mr. Nachand read the rules of the meeting.

4. Public Hearing Items:

- a. **2025-01-BZA: Development Standards Variances** (reduce front and side setbacks) for property located on the north side of Redberry Juniper Dr., lots 116, 117 and 118 of The Partial Replat of Juniper Ridge Subdivision (Parcel No 10-03-11-300-582.000-003, 10-03-11-300-583.000-003 and 10-03-11-300-584.000-003) Applicant/Owner: KGF Building

Bill Simpson and Austen Dockens, with KGF Building, presented the docket indicating that errors were made by sub-contractors during the placement of several homes which resulted in homes

being too close to the property lines. Mr. Simpson further explained that the issues were not discovered until the homes were under roof and indicated that steps have been taken to insure that such mistakes do not occur in the future.

Mr. Guernsey recommended the use of a surveyor when placing a home on a lot.

There being no further comments the floor was opened for public comments.

Ms. Lana Scott, 6002 Mariners Trail, Charlestown IN, expressed concern about stormwater drainage impacting her property.

Mr. Wise then informed Ms., Scott that the changes being requested would not allow homes closer to her property or change the direction or amount a stormwater leaving the site.

There being no further comments the public hearing was then closed.

There being no further discussion Mr. Brison motioned to adopt the Findings of Fact Supporting Approval which have been reviewed as prepared by our staff and based on evidence heard regarding the docket and to approve BZA2025-01, which was seconded by Mr. Eurton and unanimously passed.

- b. **2025-02-BZA: Development Standards Variances** (reduce front and side setbacks) for property located on the south side of Redberry Juniper Dr., lots 121, 122, 123 and 124 of The Partial Replat of Juniper Ridge Subdivision (Parcel No 10-03-11-300-587.000-003, 10-03-11-300-588.000-003, 10-03-11-300-589.000-003, and 10-03-11-300-590.000-003) Applicant/Owner: KGF Building LLC

Mr. Simpson and Mr. Dockens, presented the request citing the same issues as the previous docket.

There being no further comments the floor was opened for public comments.

No one spoke either for or against the request.

There being no comments the public hearing was then closed and Mr. Brison motioned to adopt the Findings of Fact Supporting Approval which have been reviewed as prepared by our staff and based on evidence heard regarding the docket and to approve BZA2025-02, which was seconded by Mr. Eurton and unanimously passed.

- c. **2025-03-BZA: Development Standards Variances** (reduce front and side setbacks and placement of structure within a drainage/utility easement) for property located on the north side of Redberry Juniper Dr., lot 102 of The Partial Replat of Juniper Ridge Subdivision (Parcel No 10-03-11-300-568.000-003) Applicant/Owner: KGF Building LLC

Mr. Simpson and Mr. Dockens, presented the request citing the same issues as the previous docket. They also indicated that this request included permission to encroach upon a drainage easement.

Mr. Wise informed the Board that in addition to a variance, the applicant will be required to amend the subdivision plat to reduce the width of the easement through the Plan Commission and recommended that the Board only consider the setback reduction and take no action regarding placement of a structure within an easement.

There being no further discussion Mr. Guernsey opened the floor for public comment.

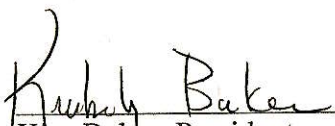
Mr. Harry Lee, 6106 Mariners Trail, Charlestown IN, indicated he did not have an objection to the request but expressed concern that the home may have been constructed on fill.

Mr. Wise indicated that a foundation inspection was made and passed prior to installation.

There being no further comments the public hearing was then closed and Mr. Eurton motioned to adopt the Findings of Fact Supporting Approval which have been reviewed as prepared by our staff and based on evidence heard regarding the docket and to approve the setback reductions only for BZA2025-03, which was seconded by Mr. Brison and unanimously passed.

5. Approval of Minutes - Mr. Eurton made a motion to approve the minutes for the December 18, 2024 meeting as presented which was seconded by Mr. Guernsey and unanimously passed.
6. Reports and Communications- Mr. Wise suggested the revision of the Bylaws remain tabled until all vacancies on the Board have been filled.
7. Adjournment - There being no further business the meeting adjourned at 5:45 p.m. on a motion by Mr. Brison, second by Mr. Eurton and unanimous vote.

MINUTES ADOPTED THIS 19 DAY OF FEBRUARY, 2025



Kim Baker, President



Eric M. Wise, Director