



**CLARK COUNTY BOARD OF ZONING APPEALS
AUGUST 19, 2026
MINUTES**

The regular meeting of the Clark County Board of Zoning Appeals (BZA) was held on Wednesday August 19, 2026, 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, Nathan Combs, and Eric Miller

The following Board members were absent: Larry Brison (one vacancy)

The following staff were present: Chris King, Stacy Gettings, 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. **Meeting Rules:** Mr. King read the rules for the meeting.
3. **Public Hearing Items:**

- a. **BZA26-31: Dimensional Standards Variance** to permit a monument sign that exceeds the allowable height and permit electronic variable messaging on property located on the south side of Hwy 62 between Hibernia Rd and Lakeside Dr. (19616 Hwy 62, Marysville IN) (Parcel, #10-08-12-600-001.000-029)

Applicant: James H. Walter (Indiana Sign Guy) Owner: Pleasant View Baptist Church

James Walter, 1616 tunnel Mill Rd Charlestown In presented the request indicating that the owner wished to install new sign faces and electronic variable message board within and existing brick support structure.

The floor was then opened for public comment- none were heard.

Mr. Combs then motioned to approved the request and adopt the findings of fact prepared by staff which was seconded by Mr. Miller and unanimously passed.

Mr. Guernsey then announced the next two dockets and it was the consensus that since both involve the same property both dockets should be discuss at the same time and motions made separately.

b. **BZA26-32: Use Variance** to permit an office/warehouse use and dwelling on property located on the west side of Louis Smith Rd between Smith Rd and the Floyd County Line. (1119 Louis Smith Rd, Borden IN 47106) (Parcel, #10-13-02-300-039.000-035)
Applicant/Owner: William A. Miller & Natalie

c. **BZA26-33: Dimensional Standards Variance** to reduce commercial driveway standards for property located on the west side of Louis Smith Rd between Smith Rd and the Floyd County Line. (1119 Louis Smith Rd, Borden IN 47106) (Parcel, #10-13-02-300-039.000-035)

Applicant/Owner: William A. Miller & Natalie

William Miller, 1119 Louis Smith Rd. Borden IN, presented the request indicating that he wished to develop a 89x100 building in which to operate a pellet mill equipment and parts supply business and as part of the request a waiver was request for the paved commercial driveway standards for the private driveway that will be used which is currently to access his home. He also indicated the first portion is paved adjacent to the county road and traffic would include a semi-truck delivery 3 items a week and UPS type deliveries. He also indicated that an existing tree line will screen the use from the roadway.

The floor was then opened for public comment- none was heard.

Mr. Miller then made a motion to approve BZA26-32 and adopt the findings of fact provided by staff which was seconded by Mr. Combs and unanimously passed.

Mr. Combs then made a motion to approved BZA26-33 and adopt the findings of fact provided by staff which was seconded by Mr. Miller and unanimously passed.

Mr. Wise then asked for clarification that the approval of Docket 26-31 included the condition that the electronic message board follow the standard requirements for such signs.

Mr. Combs indicated the condition was included.

Mr. Wise then informed the Board that the election of vice president was passed over and Mr. Combs made a motion to elect Mr. Guernsey as vice president which was seconded by Mr. Miller and unanimously passed.

5. Approval of Minutes from July 15, 2026. Mr. Combs made a motion for approval of the minutes which was seconded by Mr. Miller and unanimously passed.

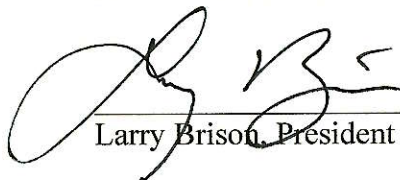
6. Reports, and Communications-

Mr. King provided a brief description of the executive session which was to discuss the decision on the Brightnight appeal so that the Board could determine if the decision should be appealed. He then asked if the Board desired that an appeal be filed.

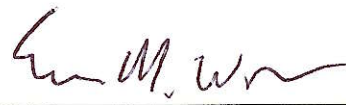
There was no response from the Board.

7. Adjournment- Mr. Combs then made a motion to adjourn at 5:21pm which was seconded by Mr. Miller and unanimously passed.

MINUTES ADOPTED THIS 16th DAY OF SEPTEMBER, 2026



Larry Brison, President



Eric M. Wise, Director