



CLARK COUNTY BOARD OF ZONING APPEALS

September 16, 2026

MINUTES

The regular meeting of the Clark County Board of Zoning Appeals (BZA) was held on Wednesday September 16, 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: Larry Brison, Guy Guernsey, Nathan Combs, and Eric Miller

The following Board members were absent: (one vacancy)

The following staff were present: Ryan Didiat (for Chris King), Stacy Gettings, Eric Wise

The following appeared on the agenda:

1. **Call to order:** Mr. Brison called the meeting to order at 5:00 p.m.
2. **Meeting Rules:** Mr. Didat read the rules for the meeting.
3. **Public Hearing Items:**
 - a. **BZA26-34: Use Variance** to permit a residence in M2 (Heavy Industry) District on property located on the south side of Camp Creek Rd between Camp Creek Bethlehem Rd and Walnut St. (918 Camp Creek Rd New Washington, IN) (Parcel, #10-01-01-700-020.000-025)

Applicant/Owner: Miles T. Murphy

Miles Murphy, 6400 s. Skyline Dr. Floyd Knobs IN presented the request indicating that the owner wished to replace a deteriorated home which was demolished in July with a new manufactured home that better suits his elderly father.

Mr. Brison questioned the possibility of a zoned change.

Mr. Wise indicated the site is located within a 2000-acre block of M2 zoning and the use variance would permit replacement of the home without impacting possible future use of the property for similar uses permitted on all sides.

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

Ms. Patricia Roehm, 514 Camp Creek Rd New Washington IN spoke in support of the request indicating that her property was mistaken for being zoned industrial and questioned if this may have happened in this case.

Mr. Wise indicated that he had suspected there could be an error on the maps but no evidence was located to support the existence of an error.

Ms. Roehm closed by indicating her support.

There being no further comments the public hearing was closed and Mr. Combs motion to adopt the findings of fact provided by staff and approve the request which was seconded by Mr. Guernsey and passed unanimously.

b. BZA26-36: Dimensional Standards Variance to reduce rear and side yard setbacks, waive paved parking/driveways, waive parking screening, allow 2 freestanding signs, increase permitted sign area, allow 3 primary uses(multi family, Single Family and wedding venue) and allow permanent use of 2 shipping container(s) for storage for property located on the Southwest corner of Perry Crossing Rd and US 31 (4228 Perry Crossing Rd, and 11725-11823 N. US 31, Sellersburg IN)(Parcels, # 10-10-16-700-242.000-032 and 10-10-16-700-189.000-032) Applicant: Encore Event Group Owner: Mark Wyatt Sr.

c. BZA26-37: Use Variance to permit multi-family residences, an event production company and wedding venue on property located on property located on the Southwest corner of Perry Crossing Rd and US 31 (4228 Perry Crossing Rd, and 11725-11823 N. US 31, Sellersburg IN)(Parcels, # 10-10-16-700-242.000-032 and 10-10-16-700-189.000-032) Applicant: Encore Event Group Owner: Mark Wyatt Sr.

Due to both docket involving the same property Mr. Brison determined that both should be considered at the same time and separate motions be made after the public hearing.

Robert Reno, 4228 Perry Crossing Rd Sellersburg IN, distributed a handout of information and presented both requests by indicating his desire to establish the states uses within an existing accessory building and obtain variances from development standards to allow the use and additional signage without paved parking. He also indicated that the request includes the existing non-conforming apartment buildings so that the entire property would be considered to be in compliance if the requests are approved. He then described the operation as having a music curfew of 11 pm, ambient outdoor lighting, constant staffing during events, us of two shipping containers for storage. He also submitted a petition in support of the project.

Mr. Brison asked for clarification regarding signage.

Mr. Wise, displayed the location of the two signs on the property and indicated the venue sign is located partially in the right-of-way.

Mr. Combs requested clarification regarding how improvements were made prior to the hearing.

Mr. Wise indicated that the work was completed without permits despite the owner being informed that permits and a special exception was required.

Mr. Reno indicated he was unaware of the setback or signage issues.

The floor was then opened for public comment.

Ms. Melissa Waugh, 907 Service Dr. Sellersburg IN, property manager, spoke in support indicating that the applicant is in good standing with other tenants on the property.

There being no further comments the hearing was closed.

Mr. Guernsey indicated no objections.

The Board then came to a consensus regarding the proposed findings of fact.

Mr. Brison questioned the need to require doors to be closed at a particular time.

Mr. Reno requested the doors be allowed to be open until 9 pm.

Mr. Combs then motioned to adopt the findings and approve the use request with the condition garage doors remain closed after 9:00 p.m. which was seconded by Mr. Guernsey and unanimously passed.

Mr. Combs expressed concern regarding parking and how parking along the highway will be prevented.

Mr. Reno suggested a temporary barrier.

Mr. Morris and Mr. Brison agreed that roadside parking will be an issue.

Each standard reduction was then reviewed and suggested conditions discussed.

Mr. Combs then motioned to approve the request with the conditions that grass parking area be separated from the Highway with a temporary barrier during all events one 50 sq. ft sign 6 ft tall non-illuminated permitted and use of building according to floor plan and anchoring/inspection of shipping containers per local requirements and read the proposed findings.

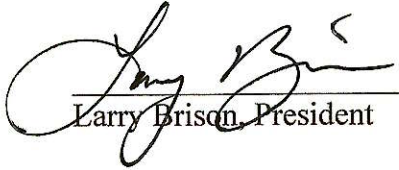
Mr. Guernsey then seconded the motion which passed unanimously.

5. Reports, and Communications- none were given.

6. Approval of Minutes from August 19, 2026. Mr. Combs made a motion for approval of the regular meeting minutes with a correction that Mr. Guernsey called the meeting to order which was seconded by Mr. Guernsey and unanimously passed. Mr. Combs made a motion for approval of the executive session meeting minutes which was seconded by Mr. Guernsey and unanimously passed.

7. Adjournment- Mr. Combs then made a motion to adjourn at 6:10pm which was seconded by Mr. Miller and unanimously passed.

MINUTES ADOPTED THIS 21st DAY OF OCTOBER, 2026



Larry Brisson, President



Eric M. Wise, Director