



CLARK COUNTY BOARD OF ZONING APPEALS

April 16, 2025

The regular scheduled meeting of the Clark County Board of Zoning Appeals (BZA) was held on Wednesday April 16, 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: Kim Baker, Guy Guernsey John Eurtion, and Larry Brison

The following Board members were absent: (one vacancy).

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

The following appeared on the agenda:

1. **Call to order:** Mrs. Baker called the meeting to order at 5:00 P.M.
2. **Meeting Rules:** Mr. Nachand read the rules of the meeting.
3. **Public Hearing Items**
 - a. **2025-07-BZA:** Development Standards Variances (allow illuminated wall signs and reduce required bufferyards), for property located at 7111 Appleleaf Ln, Sellersburg IN (Parcel No 10-09-06-600-052.000-030)
Applicant; Southern Indiana Equipment Owner: RAMR Properties LLC

John McCoy, 720 rolling creek Dr. New Albany IN and Mary Zipp(applicant), 4505 Cory Dr. Lanesville IN, presented the request indicating that the current buffering standards prevent the development of the property for reasonable commercial purposes. Mr. McCoy then presented an alternative buffer plan which included 10 ft buffer on the north, 10 ft, on the south and 10 ft and 15 ft on the west and explained that utility line along the road prevent installation of large trees as required by the ordinance.

Mrs. Baker then opened the floor for public comments. No one from the public spoke.

Mr. Nachand Clarified that the buffers will be 10 ft on the north and south and 15 ft. on the west.

Mr. McCoy indicated that a berm and shrubs would be possible along the frontage.

There being no further discussion Mr. Brison motioned to approve to adopt the findings of fact prepared by staff and approve the requested 10 ft buffers on the north and south, 15 ft. buffer on the rear and a 5 ft. tall grass berm along the frontage area, which was seconded by Mr. Eurton and passed unanimously.

- b. **2025-010-BZA: Use variance** (allow dwelling within existing commercial structure) for property located at 5418 Wilson Switch Rd, Borden IN (Parcel No10-02-00-400-004.000-026) **Applicant/Owner: Charles Alan Ball and Nathan A. Ball**

Charles Ball 5416 Wilson Switch Rd Borden IN and Nathan Ball 5416 Wilson Switch Rd. Borden IN, presented the request indicating they wished to add an apartment on the second floor of the existing warehouse/office building on the property to be used as Nathans residence. It was also indicated that the septic system has been inspected by the health department and water will be provided by a spring.

There being no one else in the meeting room Mr. Brison made a motion to adopt the findings of fact prepared by staff and approve the request as submitted which was seconded by Mr. Guernsey and unanimously passed.

4. Approval of the prior minutes from the March 19, 2025 meeting. Mr. Guernsey motioned to approve the minutes as presented which was seconded by Mr. Eurton and passed unanimously.
5. Reports, and Communications- Mr. Nachand announced his resignation to the Board. The Board expressed their appreciation for his years of service and wished him the best of luck during retirement.
6. Adjournment - There being no further business the meeting adjourned at 5:35 p.m. on a motion by Mrs. Baker, second by Mr. Brison and unanimous vote.

MINUTES ADOPTED THIS 29 DAY OF MAY, 2025



Kim Baker, President



Eric M. Wise, Director