



CLARK COUNTY PLAN COMMISSION

September 9, 2026

The Clark County Plan Commission met in regular session on Wednesday, September 9, 2026 starting at 5:00 p.m. in the Clark County Government Center, 300 Corporate Drive, Room 103, Jeffersonville Indiana 47130.

The following Board members were present: Chris Fox, Larry Brison, Brad Spencer, Brad Weddington, Bryan Glover and Mark Cassady.

The following Board members were absent: David Ruckman, Guy Guernsey and one vacancy.

The following staff were present: Chris King, Stacy Gettings, and Eric Wise

The following appeared on the Plan Commission Agenda:

1. **Call to order-** Mr. Glover called the meeting to order at 5:00 p.m.
2. **Announcement of Meeting Rules-** Mr. King read the meeting rules.
3. **Public Hearing Items-** Mr. Brison indicated the applicant for PC26-26 requested the item be tabled to permit additional modification to the proposal requested by staff. Mr. Glover then motioned to table the request until the October 14, 2026 meeting which was seconded by Mr. Weddington and unanimously passed.

a. PC26-25: Change of Zone from AG (General Agriculture) to M2(Heavy Industry) for property located on the northside of Charlestown Bethlehem Rd - extended west of Dave Carr Rd (Part of Parcel # 10-03-10-100-059.000-003)
Applicant/Owner: Mulzer Crushed Stone, Inc.

Ms. Wenona Fosselman, 534 Mozart St. Tell City IN, presented the request by describing the requested M2 zoning which would place the entire 72.53-acre parcel under the M2 district.

The floor was then opened for public comments- none where heard.

Mr. Weddington the motioned to forward the request to the Board of Commissioners with a favorable recommendation which was seconded by Mr. Glover and passed unanimously.

b. PC26-27: Change of Zone from M1 (Light Industry) and R2 (Medium Density Residential) to PUD (Planned Unit Development) for property located on the northside of E. Water St. (SR60) between Walnut St and E. Main St. (515-615 E. Water St. Borden IN) (Parcel # 10-16-00-200-050.000-036, 10-16-00-300-433.000-036, and 10-16-00-300-203.000-036)

Applicant/Owner: Borden Business Park LLC

Ms. Chandler Klein, 2204 Pine Tree Ln Memphis IN, presented the request by providing a history of the property and summary of the requested PUD which was designed to allow use of existing structures and various site improvements without the need for variances that are required under the current M1 and R2 zoning of the site. She also indicated that a letter in support of the PUD from the Town of Borden is on file.

Mr. Wise indicated that the proposed PUD would limit structures to the current footprint as well as open awning type additions. He also indicated existing structures may be replaced within the footprint as proposed and it was his opinion that the development standards are in a format that will permit administering the PUD without any issues.

Mr. Cassidy questioned the status of the structure from the fire department perspective.

Ms. Klein indicated that the facility had been inspected by the state Fire Marschal and local building inspector in 2025 and no deficiencies were identified.

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

There being no further questions Mr. Weddington motioned to forward the request to the Board of Commissioners with a favorable recommendation which was seconded by Mr. Spencer which passed unanimously.

4. Reports, Resolutions, and Communications:

Mr. King provided a brief update on an appeal of a denial of a special exception request for a commercial solar facility.

Mr. Wise informed the Commission of the quotes from local attorneys to provided alternate legal representation on items where Mr. King has a conflict of interest.

Mr. Fox the motioned to select Alex Gaddis and allow the president to sign a contract outside the meeting once Mr. King has approved the document which was seconded by Mr. Glover and unanimously passed.

Mr. Wise then described a proposed UDO amendment regarding changes to the driveway requirements and inquired if the changes should be set for public hearing. It was the consensus that the amendments be advertised for hearing on October 14, 2026.

Mr. wise then described a required public hearing to review how the UDO impacts development of housing in the county. He then references a handout of possible items to consider and suggested that a hearing be set on October 14, 2026 and work sessions scheduled before and after the hearing to discuss possible amendments that should be considered prior to the end of the year. It was the consensus that a hearing should be set for October 14, 2026 and work sessions scheduled as proposed.

Mr. Wise then reminded the Commission that the November meeting will be on Tuesday November 10th rather than Wednesday due to veterans' day.

5. **Approval of the prior minutes from the August 12, 2026 regular meeting-** Mr. Fox motioned to adopt the minutes as written which was seconded by Mr. Weddington and unanimously passed.

Mr. Weddington then made a motion to adjourn at 5:28 pm which was seconded by Mr. Fox and unanimously passed.

MINUTES ADOPTED THIS 14 DAY OF OCTOBER, 2026



Larry Brison, President

Bryan Glover Vice President



Eric Wise Director