



CLARK COUNTY PLAN COMMISSION

April 8, 2026

The Clark County Plan Commission met in regular session on Wednesday, April 8, 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: Guy Guernsey, Chris Fox, Brad Spencer, Larry Brison, Brad Weddington, Bryan Glover, David Ruckman and Mark Cassady.

The following Board members were absent: on vacancy (David Trotter found ineligible to serve)

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. Brison called the meeting to order at 5:00 p.m.
2. **Announcement of Meeting Rules;** Mr. King read the rules of procedure.
3. **Public Hearing Items:**
 - a. **PC26-11: Change of Zone** from M1(Light Industrial) to AG(Agriculture) for property located on the south side of SR 60 between Tall Pine Ln and Elk Run Trail (Parcel 10-09-14-600-385.000-030).
Applicant/Owner: David and Mary Miller

David and Mary Miller, 16641 Sima Gray Rd Henryville IN, presented the request indicating they planned to construct a home on the property and the current M1 zone does not permit residential.

Mr. Fox requested if this properties proximity to a reported cemetery on the original tract.

Mr. Miller indicated the cemetery was not close to the property.

The floor was then opened for public comment- no comments were heard.

Mr. Glover then motioned to forward the request with a favorable recommendation which was seconded by Mr. Fox and unanimously passed.

b. PC26-13: Amendment of the Clark County Plan Commission Fee Schedule-

Amendment of the fee schedule will be considered that will change the Commercial - New structure fee from \$250 Base Fee +\$0.10/sq ft + \$2.00/1000 sq ft to \$250 Base Fee +\$0.10 per. sq ft + \$2.00 per \$1000 construction cost. The geographic area affected by the proposed amendments includes all land within the unincorporated area of Clark County in addition to all land within the incorporated Town of Borden.

The Plan Commission initiated this docket.

Mr. Brison explained the request and the floor was opened for public comments- none were heard.

Mr. Weddington then made a motion to forward the request with a favorable recommendation which was seconded by Mr. Spencer and unanimously passed.

4. Reports, Resolutions, and Communications:

Mr. King had no report.

Mr. Wise then described the proposed modifications to the Pc Application Packet.

Mr. Weddington then motioned to approved the modification which was seconded by Mr. Ruckman and unanimously passed.

Mr. Glover then briefly summarized the history of the regulation of commercial solar in the county and the 3 special exceptions for this type of use in the Ag zone, all of which have been denied. He then indicated that these requests have resulted in loss of BZA members and considerable community unrest and questioned why commercial solar is considered and appropriate use in agricultural areas. After summarizing factors that make this type of use incompatible with the type of agriculture in the county it was suggested that consideration be given to amending the ordinance to remove commercial solar from the special exception primary use lists in the AI and Ag zoning districts.

Mr. Brison questioned the legality for making such a change and indicated his support for the change.

Mr. Glover indicated that the use would be allowed in M1 and M2 and Mr. King will confirm the legality of the change.

Mr. Weddington indicated that prime land for solar is prime land for development and did not support removal of large blocks of land for development.

After a brief discussion it was the consensus of the Commission that an amendment to remove commercial solar from the special exception list in the AI and AG zone should be prepared for public hearing at the May 13, 2026 meeting.

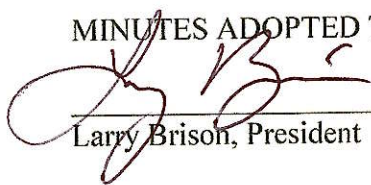
Mr. Ruckman then clarified that the change would remove the option for commercial solar in agriculture zones and that a change of zone would be required.

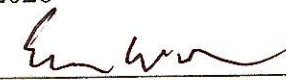
Mr. Wise confirmed that a zone change or use variance would be require if the proposed amendment is adopted. He also indicated that the amendments would be prepared as requested.

5. **Approval of the prior minutes from the March 11, 2026 regular meeting-** Mr. Weddington motioned to adopt the minutes as written which was seconded by Mr. Glover and unanimously passed.

Mr. Fox then made a motion to adjourn at 5:53 pm which was seconded by Mr. Weddington and unanimously passed.

MINUTES ADOPTED THIS 13th DAY OF MAY, 2026


Larry Brison, President


Eric Wise Director



CLARK COUNTY PLAN COMMISSION

May 13, 2026

The Clark County Plan Commission met in regular session on Wednesday, May 13, 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, Brad Spencer, Larry Brison, Brad Weddington, Bryan Glover, David Ruckman and Mark Cassady.

The following Board members were absent: Guy Guernsey one vacancy (David Trotter found ineligible to serve)

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. Brison called the meeting to order at 5:00 p.m.
2. **Announcement of Meeting Rules;** Mr. King read the rules of procedure.
3. **Public Hearing Items:**
 - a. **PC26-14: Preliminary Subdivision Plat** for property located at 412 Hwy 62, New Washington IN 47162. (Parcel # 10-12-00-500-202.000-034, 10-12-00-500-206.000-034, 10-12-00-500-203.000-034, 10-12-00-500-205.000-034, 10-12-00-500-204.000-034).
Applicant: Chase Murphy Owner(s): Barker Building Inc.

Bradford Reinhardt, 1000 Bell Lane New Albany, IN presented the request on behalf of the applicant by describing the proposed 12 lot subdivision.

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

None were heard,

Mr. Fox then motioned to adopt the favorable findings of facts for approval which was seconded by Mr. Ruckman and unanimously passed.

- b. PC26-15: Minor Subdivision Plat** for property located on the north side of Sunset/Deer Lake Dr between Sunnybrook Dr. and Deer Lake Dr. (Parcel # 10-02-18-200-172.000-026).
Applicant: Michael DaSilva Owner(s): DaSilva Investments LLC

John Brinkworth, 5150 Charlestown Rd New Albany presented the request on behalf of the owner by describing a 2-lot single family plat.

There being no questions from the board the floor was opened for public comments.

Lynn Schultheiss 13104 Deer Lake Dr. Memphis IN, expressed concern regarding increased flooding in the area.

Edward Mings, 13116 Deer Lake Dr. Memphis IN, expressed concern regarding increased runoff and erosion.

Vicki Schultheiss 13104 Deer Lake Dr. expressed concern regarding possible flooding and wetlands.

There being no further comments Mr. Wise informed the Board that due to the small size of the project drainage Board approval may not be required and evidence is required from the health department regarding the ability to install septic systems prior to approval of the plat.

Mr. Weddington inquired about the number of lots that could be created without a plat.

Mr. Wise indicated that 3 lots would be permitted without a plat under the 5-acre exemption or one lot less than 5-acres created this year and a second could be created January 1, 2027.

Mr. Ruckman questioned if any wetlands research been completed.

Mr. Brinkworth indicated that soil tests have been performed and initial comments from the health department indicate septic will be possible though an official letter has not been received.

Mr. Ruckman expressed concern about possible filling of the property and impacts to drainage and suitability for housing.

Mr. Wise indicated that if septic is not possible and sewers becomes available the lots could be developed.

Mr. Weddington then made a motion to adopt the favorable findings of fact for approval subject to verification from the health Department that each lot is approved for a septic system which was seconded by Mr. Ruckman and passed unanimously.

- c. PC26-16: Amendment of the Clark County Unified Development Ordinance -**
Amendments will considered which will amend Section 2. INTENSIVE

AGRICULTURE DISTRICT (AI) (b) Uses & Development Standards by deleting the use “*solar energy system, commercial” from the special exception primary use column, and Amend Chapter 2 ZONING DISTRICTS Section 3. GENERAL AGRICULTURE DISTRICT (AG) (b) Uses & Development Standards by deleting the use “*solar energy system, commercial” from the special exception primary use column. The Plan Commission initiated this docket.

Mr. King explained that the rules of procedure do not address public comments for this type petition and suggested the Board establish rule regarding time periods for each individual that wished to speak.

Mr. Brison proposed one person per household be given two minutes to speak.

Mr. Glover then motioned to one person per household to speak for 2 minutes which was seconded by Mr. Weddington and passed unanimously.

Mr. Wise then summarized the amendment and provided a brief history of the regulation of Commercial Solar in the County and the fact that there have been 3 special exception requests made for this type of use all of which were denied. He also indicated that when actions by the board of zoning appeals are routinely the same it is a good indication that the rules involved may need to be revisited to determine if changes need to be made. He then informed the board that 134 emails have been received 87 of which were forwarded to the board prior to the meeting and 47 are included in the agenda package, one of which is 162 pages. Of the total 50 were in support of the proposed amendment referencing the need to protect farmland and incompatibility near homes, 84 opposed the amendment referencing property right protection, compatibility with agriculture and negative impacts to growth and revenues in the county. It was also indicated that if the proposal was approved the development of commercial solar in areas zoned AG would require a change of zone to M1 or M2 and a special exception, a change of zone to PUD or a use variance.

Mr. Ruckman expressed concern that the amendment would prohibit solar in the county.

Mr. Glover agreed that the actions of the BZA an indication that the ordinance may not be serving the public interest and the proposal is a way to possibly improve the process if the plan commission feels changes are warranted.

Mr. Ruckman inquired how the change would affect land leased for solar.

Mr. King indicated the if the proposed amendments were adopted it would be advisable to include some exemptions for property currently leased to eliminate the chance that a takings claim could be made.

Mr. Ruckman acknowledged the large amount of information to review and inquired if tabling the docket after public comments would create any issues.

Mr. Glover expressed his opinion that it would not be an issue and reiterated that the special exception criteria and the reasons requests have been denied are not technical criteria that can be addressed by adding conditions and speculated that the outcome of future applications would be the same.

Mr. Wise indicated that the BZA has discussed the need to revisit the special exception criteria to be less objective and more specific.

Mr. Glover read the 5 criteria and asked the board to consider how they would answer such questions.

Mr. Weddington questioned where eminent domain becomes an issue.

Mr. Glover indicated that it was his understanding the concern is that utility company's may purchase a developed solar project and if additional expansion is desired it is possible for the utility to acquire additional land by eminent domain.

Mr. Cassidy expressed concern that transmission lines from a solar facility will be acquired by eminent domain.

Mr. Wise indicated that such lines are private and would require private easements between the developer and landowners.

Mr. Ruckman inquired if Mr. Wise felt the special exception criteria could be changed to allow the BZA to reach a middle ground that would allow both sides to be served.

Mr. Wise indicated that finding a balance will be a difficult question to answer.

Mr. Brison indicated his satisfaction with the current regulations and concern for loss of control if utilities become involved.

Mr. Spencer expressed concern about government over regulation and the infringement on individuals' property rights.

Mr. Glover, acknowledged the concern and clarified the UDO infringes on property rights and the question is if the process is effective or should it be changed.

Mr. Ruckman inquired if the changes would violate any State Law.

Mr. King indicated with an appropriately drafted ordinance would not violate any State Laws.

Mr. Cassidy expressed his understanding the amendment was intended to ensure solar is developed in central areas of the county.

Mr. Glover clarified that the discussion was more to determine if the BZA stalemate can be resolved and it is possible if the change is made it is possible the same result may occur in industrial areas.

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

Chelsea Stanley, 323 E Court Ave. Jeffersonville IN, spoke representing several individuals and requested additional time(4 minutes was allowed) by opposing the ordinance referencing it being an effective ban on commercial solar, disputing statements that solar strips topsoil and removes property from agriculture, use not compatible with agriculture, that residential is the desired use of agricultural land and solar development prevents returning the use to agriculture. It was also stated the decision that solar is compatible with agriculture has been made and landowners have relied on this decision.

Randall Hardy, 6847 S. 850th west, Lexington IN, spoke in opposition to keep the option of leasing property for commercial solar for additional income to keep farm in family.

Carlos D. May Jr., 8338 S. Paynesville Rd Hanover IN spoke in opposition referencing appropriateness of solar in current zoning and if it were dangerous, it wouldn't be allowed in any zoning district.

Kelly Hostetler, 202 E. First St. New Washington IN, spoke in opposition referencing protection of property rights and lower income associated with development of residential as compared to solar.

Sandy Basham, 15219 New Market Rd, Marysville IN, distributed a handout and spoke in support referencing the objective of the comprehensive plans to protect farmland, the UDOs purpose to protect more than one persons property rights, and suggested a 6-month moratorium to permit additional study on necessary ordinances.

Kelli Stamper 708 Lillian Way Jeffersonville IN distributed a handout and spoke in support referencing photos of solar projects under construction showing disruption that is involve and opinion that the use is not appropriate in rural areas.

Lillian Floutsis, 9423 Notre Dame Dr Indianapolis IN, Indiana land & Liberty Coalition, spoke in opposition referencing bullying from supporter is not a reason for change, bans result in litigation cost to residents, and property rights of residents should be protected.

Topher Adnerson. 10042 Pie Grove Way Indianapolis in, Land & Liberty Coalition, spoke in opposition referencing the need for power, lengthy approval times for new electric production facilities, and solar will help fill this need.

Kerri Vaughn, 8513 Balmer Dr, Charlestown IN, provided a list of individuals she represents and was given 5 minutes to speak in opposition referencing the process leading to this hearing, impacts to property rights, farming, future tax revenue and energy reliability, and likely litigation associated with a ban. She also disputed claims of glare, property value impacts, destruction of

farmland, and no decommissioning plans and concept that solar projects permanently remove land from agriculture and lack of industrial land suitable for solar needed to meet future electric demand. Finally supporting protection of farmland and residential conversion of the land is contradictory purposes.

Greg Hostetler, 9203 Westport Rd, Marysville IN, expressed opposition referencing loss of property owners' rights, potential revenue for 45 families, future tax revenue, financial support for fire protection, and economic development opportunities in the Marysville area. He also indicated a solar field has existed for years in underwood with no impacts.

Dan Cristiani, 9621 Hwy 62 Charlestown IN, spoke in support referencing protecting property right without impacting others, property value impacts associated with solar, and hindrance of residential development in agricultural areas.

Cara Watkins, 2520 Kettle Bottom Rd Nabb IN, spoke in support referencing negative impacts to property values and the function of zoning to protect harm and restrict such use to industrial areas.

Shelly Blankenbaker, 2518 Kettle Bottom Rd, Nabb IN, distributed handouts and spoke in support referencing permanent damage to soils and reclamation costs when panels are removed.

Camara Maddox 2036 Autumn Ct, Memphis IN (address does not exist and name was questionable) spoke is oppositions referencing the protection of property rights.

Amanda Jackson, 7362 W. Jackson Rd Lexington IN and owns land at 5824 New Washington Bethlehem Rd New Washington IN, spoke in opposition referencing numerous projects in other counties and no evidence of the use of eminent domain, loss of school revenue.

Maryland Jackson, 8656 450 West Nabb IN, spoke in opposition possible use of solar facilities for agriculture.

Terry Vissing 9812 Westport Rd Marysville IN spoke in support referencing concerns regarding heat islands on crops, no reimbursement for lost productivity, and wildlife being forced onto other property and eminent domain threat.

Kevyn Miles, 3751 w. Marble Hill Rd, Nabb IN, spoke in support referencing lack of decommissioning follow-up similar to Marble Hill power plant.

Kevin Christman, 8103 high Jackson Rd, Charlestown IN, spoke in opposition referencing all agricultural land should be protected rather than protecting the land only from solar. Singling out solar to protect residential hurts farmers.

Ryan Herald, 10016 Zollman Rd, Marysville IN spoke in opposition referencing effect to ban on solar and loss of benefits to county.

Sophia Skeens, 6915 Nat Rogers Rd Boston KY spoke in opposition referencing increasing cost making farming unprofitable and concern for lack of producers to lease land in the area and loss of possible revenue solar can provided to prevent from having to sell the farm.

Sharon Neal, 7620 Old State Rd 3, Otisco IN, spoke in support referencing current government regulation of land use for the common good.

Neil Spencer, 8223 Tunnel Mill Rd Charlestown IN spoke in support referencing exploitation of the area, lost of farmland, short lifespan of solar, impacts to waterways runoff and rural character.

Emily Hobson, 9610 Guiltner Rd Nabb IN, spoke in support referencing loss of farmland, eminent domain, and no guarantees regarding decommissioning.

Bradi Zacharias, 3018 New Washington Bethlehem Rd, New Washington IN, distributed handouts and spoke in support referencing land preservation, maintaining compatible land uses, eminent domain, and disruptions during construction.

Brad Harbin 7420 Hibernia Rd Charlestown IN, spoke in support referencing that the use is classified as commercial and should not be mixed with agriculture and eminent domain risk.

Max Zimmerman, 6616 Tunnel Mill Rd Charlestown IN spoke in opposition referencing inverse condemnation cost to the county up to 60,000,000 dollars in loss of value for property that cannot be developed for solar, concerns for road and transmission lines are unfounded.

Annette Hobson, 14004 Nabb New Washington Rd Nabb IN, spoke in support referencing protecting property rights from impacting neighbors is a valid effort and the change would protect neighbors.

Janet Boyer, 7401 Oscar Long Rd Marysville In, Spoke in support referencing impacts to property, home values, health from chemicals, increased heat which impact crops.

Richard Fellows, 8515 Tafflinger Rd, Nabb IN, spoke in support referencing primary goal of the comprehensive plan to protect farmland from industrial development, permanent loss of farmland.

Ken Corder, 8004 Brooks Rd, Charlestown IN, spoke in support referencing local opposition to solar and no benefit to the county.

James R. McClure Jr., 1006 Hazelwood Ct Clarksville IN, spoke in support referencing hazardous chemicals released when damaged by weather events, all government regulations impact property rights.

There being no additional persons wishing to speak the public hearing was closed.

Mr. Spencer inquired about he existing solar site mentioned during comments.

Mr. Wise indicated that the site was developed prior to the current UDO and is considered a legal non-conforming use.

Mr. Glover referenced the amount of information received and had no objection to delaying action to allow a more thorough review.

Mr. Brison and Mr. Spencer agreed.

Mr. King indicate the Commission must take action within 60 days of the hearing.

Mr. Wise indicated the last opportunity to take action would be at the July 8, 2026 Meeting.

Mr. Glover then motioned to table the item until the June 10, 2026 meeting which was seconded by Mr. Fox and unanimously passed.

4. Reports, Resolutions, and Communications:

Mr. Wise proposed the Commission consider securing the services of a consultant to prepare a mandated housing report that is due January 1, 2027. He also indicated a quote for \$5,000 has been received from one consultant.

Mr. Glover questioned the time frame and if there is a need to solicit other bids.

Mr. Wise indicated that a scheduled for completion was not provided and based on the minimal cost additional quotes would not be required.

Mr. Fox then made a motion to request an additional appropriation which was seconded by Mr. Glover and unanimously passed.

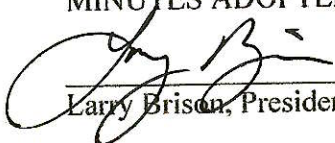
Mr. Wise then mentioned that a public hearing must also be held to review the UOD to consider methods to promote construction of additional housing prior to the end of the year.

Mr. King had no report.

- 5. Approval of the prior minutes from the April 8, 2026 regular meeting-** Mr. Fox motioned to adopt the minutes as written which was seconded by Mr. Weddington and unanimously passed.

Mr. Fox then made a motion to adjourn at 8:17 pm which was seconded by Mr. Weddington and unanimously passed.

MINUTES ADOPTED THIS 10 DAY OF JUNE, 2026


Larry Brison, President


Eric Wise Director



CLARK COUNTY PLAN COMMISSION

June 10, 2026

The Clark County Plan Commission met in regular session on Wednesday, June 10, 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, Guy Guernsey, Brad Spencer, Larry Brison, Brad Weddington, Bryan Glover, David Ruckman and Mark Cassady.

The following Board members were absent: one vacancy (David Trotter found ineligible to serve)

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

The following appeared on the Plan Commission Agenda:

1. **Call to order-** Mr. Brison called the meeting to order at 5:00 p.m.
2. **Announcement of Meeting Rules;** This item was passed over.
3. **Old Business:**
 - a. **PC26-16: Amendment of the Clark County Unified Development Ordinance -** Amendments will considered which will amend Section 2. INTENSIVE AGRICULTURE DISTRICT (AI) (b) Uses &Development Standards by deleting the use “*solar energy system, commercial” from the special exception primary use column, and Amend Chapter 2 ZONING DISTRICTS Section 3. GENERAL AGRICULTURE DISTRICT (AG) (b) Uses &Development Standards by deleting the use “*solar energy system, commercial” from the special exception primary use column;

The Clark County Plan Commission initiated this item.

Mr. Brison described the item and explained that the hearing on this item was held on May 13, 2026 and the action required was a motion and vote. He then opened the floor to the members for discussion and motion.

Mr. Wise indicated that since the last meeting 99 comments had been emailed to the board and an more 150 additional comments received today were included in the meeting information and a copy of 3 documents totaling approximately 100 pages are available if anyone wished to view

them. He then summarized the comments received in support as including Preservation of rural character, industrial uses should be in industrial zones, property value protection, inability to return land to agricultural use, protection of farmland, in opposition included protection of property rights, compatibility with agriculture, negative impact to growth and revenue in the county that would result from removing use in rural areas.

Mr. Wise also summarized the options that would be available to develop commercial solar on AG and AI zoned property if the amendment were approved.

Mr. Glover indicated that the amendment is a result of repeated denials by the BZA for this type of use which in many cases signals a need for changes in the UDO. He also indicated that if the current process is deemed adequate the amendment is not necessary but if it is not considered appropriate the change would be appropriate.

Mr. Wise indicated the change would shift a majority of the decisions to the Plan Commission and Board of Commissioners.

Mr. Ruckman, expressed concern regarding the cost to the county from likely litigation that will result and motioned for forward an unfavorable recommendation to the Board of Commissioners.

Mr. Weddington seconded the motion.

Mr. Glover indicated his opinion that legal costs are already being incurred with the current rules and there is probably more legal precedent to change the rules than leave them unchanged.

Mr. Fox questioned the option to take no action on the amendment.

Mr. Wise indicated that State statutes require the board to take action and forward a recommendation to the Board of Commissioners.

Mr. Glover indicated his opinion that the amendment could be forwarded with a favorable recommendation, unfavorable recommendation, no recommendation or simply no action be taken and the matter not be forwarded to the Board of Commissioners.

Mr. Fox indicated his opinion that the change may be bypassing the BZA which is a board of citizens appointed to make such decisions for the county.

Mr. Brison indicated that the topic of eminent domain has become a topic and if such use was subsequently taken over by a utility all local control would be lost.

Mr. Glover indicated that sale to a utility may void decommissioning agreements and the decision being made to day will impact what happens in 2060 at end of life and feels that the possibility should be addressed now. He also indicated that he was unaware of any such facility being decommissioned that could provide an example for the costs or impacts involved.

Mr. Weddington speculated that panels will likely be replaced at the end of life rather than be decommissioned and indicated the cost would be bonded.

Mr. Brison then indicated his research resulted in the determination that what we consider commercial solar is actually industrial solar and summarized passages in the comprehensive plan relating to agriculture in the county.

Mr. Guernsey expressed his opinion that allowing commercial solar would be detrimental to the county especially in agricultural areas.

Mr. Brison felt the change of zone process would be appropriate as well as possible increased setbacks,

Mr. Weddington indicated increasing setback would limit the ability to do such projects.

Mr. Ruckman agreed and indicated current rules limit a solar to only 60-acres on a 160-acre tract which protects farmland unlike high density residential.

There being no further comments a vote was taken which failed on a vote of 5-3.

Mr. Glover then motioned to forward with a favorable recommendation which was seconded by Mr. Fox.

Mr. Wise then questioned if any consideration has been given to including the grandfathering provisions for properties currently leased for solar development suggested by Mr. King at the last meeting.

Mr. Glover indicated that such provisions could be considered by the Board of Commissioners during their deliberation.

There being no further discussion the motion passed on a vote of 5-3

4. Public Hearing Items

- a. **PC26-12: Change of Zone** from AG (General Agriculture) to M2(Heavy Industry) for property located on the north side of Memphis Bluelick Rd between I-65 and SR 31(13517 Memphis Blue Lick Rd Memphis IN) (Parcel # 10-10-20-300-181.000-032)
Applicant/Owner: The Theresa Legler Family Trust

John Legler, 8513 Brody Ct. Charlestown IN, indicated his desire to improve marketability of the property.

William Andes, 8437 Aberdeen Lane Charlestown IN, indicated M2 would increase potential buyers.

Mr. Wise indicated that the property has been used for a trucking business since 1998 and the proposed zoning would allow the use to continue once sold and described surrounding development.

After a brief discussion of existing and surrounding development the floor was opened for public comment- no comments were heard.

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

- b. **PC26-18: Change of Zone from B3(Highway Business) to R2(Medium Density Residential)** for property located on the south side of E. Main St and north side of 3rd St between West St. and S. Poplar St. (New Washington) (Parcels # 10-12-00-500-198.000-034, 10-12-00-500-056.000-034 and 10-12-00-500-197.000-034)
Applicant/Owner: Grayson Properties LLC

Paul Grayson, 9009 Stonemour Way Charlestown, IN, presented the request indicating he wished to have the property zoned residential so the existing home would be a permitted use and the other portions could be developed for residential.

Mr. Wise indicated a majority of surrounding property surround the site was developed for residential when the B3 zoning allowed homes and changes to the UDO made such properties nonconforming.

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

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

- c. **PC26-19: Preliminary Subdivision Plat Amendment** for property located on the southside of the intersection of Verona Trace and Venice Way. (Waters of Millan Section 8) (Parcel #10-09-10-900-164.000-030 and 10-09-10-900-163.000-030).
Applicant/Owner(s): J & J Development LLC

Bradford Reinhardt, 1000 Bell Lane New Albany, IN presented the request on behalf of the applicant by describing the proposed plat amendment indicating the desire to add a new stub street to provide future access to adjoining tract which resulted in the removal on one residential lot from the original plat.

Mr. Wise indicated the new stub would serve an adjoining 39-acre tract and the original cul-de-sac stub would permit access to an additional 39-acre tract and possible additional entrance from SR60. He also indicated that a waiver has been requested to allow a portion fo the new stub to be improved without a temporary cul-de-sac and that the county engineer had no issues with the waiver.

Mr. Ruckman questioned the ability to protect the users of the private driveway easement that crosses the new county road.

Mr. Wise indicated that stop signs will be required for the drive crossing to prevent vehicles from crossing the new county road without stopping.

The floor was then opened for public comments.

James Tyler, 111 Finn Bridge Ct. Sellersburg IN, indicated 7 homes use the private road and increased traffic is going to be a problem.

It was the consensus of the board that a private drive sign would be appropriate for the driveway to reduce use by subdivision residents.

There being no further comments the public hearing was closed.

Mr. Fox then motioned to adopt the findings of fact for approval including the requested waiver with the condition that the applicant work with the planning director on installing stop and private drive signs to protect residents which was seconded by Mr. Glover and passed unanimously.

5. Reports, Resolutions, and Communications:

Mr. Wise informed the board that the funding request for the housing study discussed at the last meeting was approved by the Council and the consultant Beacon Street Consulting has prepared a contract for the proposed contract. He also indicated that Mr. King has reviewed the contract and requested that the board authorize the President to sign outside of the meeting.

Mr. Glover motioned to approved the consulting agreement and permit the president to sign the agreement which was seconded by Mr. Weddington and passed unanimously.

- 6. Approval of the prior minutes from the May 13, 2026 regular meeting-** Mr. Fox motioned to adopt the minutes as written which was seconded by Mr. Weddington and unanimously passed.

Mr. Glover then made a motion to adjourn at 6:13 pm which was seconded by Mr. Spencer and unanimously passed.

MINUTES ADOPTED THIS 8th DAY OF JULY, 2026


Larry Brison, President


Eric Wise Director



CLARK COUNTY PLAN COMMISSION

July 8, 2026

The Clark County Plan Commission met in regular session on Wednesday, July 8, 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, Guy Guernsey, Brad Spencer, Larry Brison, Brad Weddington, Bryan Glover and Mark Cassady.

The following Board members were absent: David Ruckman 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. Brison called the meeting to order at 5:00 p.m.
2. **Announcement of Meeting Rules;**
3. Public Hearing Items
 - a. **PC26-20: Change of Zone** from AG (General Agriculture) to B1(Neighborhood Business) for property located on the north west corner of Bushmans Lake Rd and W. River Road (207 & 209 W. River Rd, Charlestown IN) (Parcels #10-08-05-800-219.000-029 and 10-08-05-800-215.000-029)
Applicant: Mile Larker 584 LLC Owner: Summers TC LLC

Sabrina Everhart presented the request by indicating that the property was a grandfathered use that stopped operation for over a years due to flood damage and that they wished to have the zoning changed to continue use of the property for a restaurant.

There being no questions the floor was opened for public comments- none were heard.

Mr. Spencer indicated his support for allowing the use to continue and made a motion to forward the request with a favorable recommendation which was seconded by Mr. Weddington and unanimously passed.

- b. **PC26-21: Subdivision Plat Amendment** for property located on north side of Memphis Bluelick Rd between Deerfield Station and Deerfield Crossing. (Second Replat of Deerfield Crossing) (Parcel # 10-10-22-000-274.000-032, 10-10-22-000-410.000-032, 10-10-22-000-411.000-032 and 10-10-22-000-275.000-032).

Applicant/Owner(s): The Pointe at Memphis LLC and Freedom Bros Properties LLC

Jason Copperwaite, 1000 Bell Lane New Albany, IN presented the request indicating the proposed replat would create separate lots for the existing multi-family development and mini-warehouse development as well as two vacant lots for future commercial development.

Mr. Weddington inquired if the existing drainage basin had been modified.

Mr. Wise indicated that the Drainage Board will be reviewing the drainage plans prior to recording of the proposed plat and will determine if any improvements will be necessary. He also indicated a driveway maintenance agreement has been submitted and all standards have been met.

Mr. Glover inquired about a prior issue with parking for one of the apartment buildings.

Mr. Wise indicated that there was an issue during construction however the matter was resolved..

The floor was then opened for public comment- no comments were heard.

Mr. Glover then motioned to adopt the findings of fact for approval indicating the plat includes the information required and complies with applicable standards which was seconded by Mr. Guernsey and passed unanimously.

5. Reports, Resolutions, and Communications:

Mr. Wise discussed several possible amendments that should be considered and suggested that a work session be scheduled to discuss possible changes in more detail. After a brief discussion it was the consensus of the Commission that amendments relating to fencing, improvement of nonconforming properties, exempt divisions in industrial zones and minimum distance between primary and accessory structures should be held for discussion at the work session. It was also indicated that amendments relating to accessory buildings prior to a primary structure and cell towers should proceed with drafting of amendments so that the Commission may schedule the items for a hearing. It was also the consensus of the Board that the lighting standards do not apply to bug lights.

Mr. Glover indicated the Board of Commissioners have been hearing concerns regarding the regulation of data centers and would be in favor of a moratorium to permit a review of how the UDO addresses this use and determine if additional standards are appropriate within the unincorporated areas of the county.

Mr. King indicated his agreement with the suggestion and indicated the proper ordinance amendment could be prepared for public hearing at the next meeting.

It was the consensus of the Commission that such an amendment should be prepared and notice provided so that a public hearing may be held at the August 12, 2026 meeting.

Mr. King provided a brief update on the Brightnight special exception appeal.

6. **Approval of the prior minutes from the June 10, 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 5:47 pm which was seconded by Mr. Spencer and unanimously passed.

MINUTES ADOPTED THIS 12th DAY OF ^{August}~~JULY~~, 2026


Larry Brison, President

Bryan Glover


Eric Wise Director