

**SELLERSBURG PLAN COMMISSION  
(A.K.A. Sellersburg Planning and Zoning Board)**

**September 15, 2014**

The minutes as written are not verbatim from the meeting.

**CALL TO ORDER:**

President Randall W. Mobley called the Sellersburg Planning and Zoning Board meeting to order at 6:21 P.M. at the Sellersburg Town Hall, 316 East Utica Street on September 15, 2014.

**ROLL CALL:**

President Randall W. Mobley, Vice-President Francis A. Conroy, Member Kenneth J. Alexander, Member Donald L. Compton, Member Terry E. Langford, Member Thomas M. McEwen, Member Terry A. Langford, Member Michael N. Lockhart, Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

**GARRY and LINDA GRIFFIN** requesting rezoning at 315 South New Albany Street from B-3 to residential since they have closed their business and are wanting to refinance their home. Adjoining properties are zoned B-3 and R-3.

**TERRY E. LANGFORD** moved, seconded by Donald L. Compton, to approve the request and grant the zoning change to R-3. 7-aye, 0-nay, motion is approved.

**JANE WILSON** requesting to subdivide 2008 Perry Crossing Road into 3 separate tracts.

**FRANCIS A. CONROY** moved, seconded by Thomas M. McEwen, to approve the request to subdivide the property into 3 separate tracts. 7-aye, 0-nay, motion is approved.

**DAVIS SCHULER**, represented by Jason Cooperwaite, PE, 301 Chestnut Street, Corydon, Indiana requesting approval of the final plat of section three of the Woods of Covered Bridge.

**TERRY E. LANGFORD** moved, seconded by Francis A. Conroy, to approve the final plat of section three of the Woods of Covered Bridge. 7-aye, 0-nay, motion is approved.

**ICON SELLERSBURG CENTER, LLC, represented by Attorney Allen Applegate** of Applegate and Fifer, 438 Meigs Avenue, Jeffersonville, Indiana requesting to re-plat and rezone a portion of 7603 County Road 311 from B-1 to R-3 to allow for construction of a multi-family apartment complex. (Property is located in a PUD which allows for mixed zoning).

**RICHARD SMITH, Managing Member ICON**, 8911 Greenway Commons Way, Louisville, Kentucky advises this will be approximately a ten million dollar investment with seven buildings and twenty-four units per building.

**PATRICK DAILY, Executive Vice-President New Washington State Bank** 8509 Old Highway 60, Sellersburg, Indiana speaks in opposition to this request. Currently poor maintenance of the property and the roadway into the property; also the increase in traffic.

**DENNIS JENKINS, DDS, Designing Smiles**, 7709 Highway 311, Sellersburg, Indiana speaks in opposition to this request. Present maintenance of roadway, traffic congestion on Old State Road 60 and hindrance of egress and ingress to his business because of traffic.

**KENNETH HECKER, President, Backyard Staycations**, 8717 Old State Road 60, Sellersburg, Indiana speaks in opposition to this request. He states when he opened his business four years ago he was told, by the Town of Sellersburg, that this property would be for businesses only. He also objects because of the extra traffic congestion.

**DENNIS V. AMOS** 614 Forrest Drive North, Sellersburg, Indiana, speaks in opposition to this request because of additional traffic congestion in that area.

**KENNETH J. ALEXANDER** advises that this property is zoned B-1 and the apartments could still be constructed without the new zoning classification.

**TERRY E. LANGFORD** moved, seconded by Kenneth J. Alexander, to table this request until the next meeting, October 20, 2014. 7-aye, 0-nay, motion is approved.

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**Z S DEVELOPERS, LLC represented by Jason Cooperwaite, PE.** 301 Chestnut Street, Corydon, Indiana requesting a subdivision of 9001 Hardy Way into two tracts. (This is a PUD location).

Cooperwaite advises there will be an easement change for the gravity flow sewer in the area.

**JEFFERY SHREVE, Storage Express,** Hardy Way, Sellersburg, Indiana explains that when he bought the property for the Storage Express there was an agreement with Z S Developers to assist with finishing the road (Hardy Way) between Storage Express and their apartments. To date Z S Developers has not paid to have the road finished.

**KENNETH J. ALEXANDER** moved, seconded by Donald L. Compton, to table this request until the October 20, 2014 meeting.

**MICHAEL N. LOCKHART** moved, seconded by Francis A. Conroy, to approve the minutes, as written, of the August 18, 2104 meeting. 7-aye, 0-nay, motion is approved.

There being no further business Michael N. Lockhart moved, seconded by Donald L. Compton, to adjourn the meeting. 6-aye, 0-nay, motion approved and meeting adjourned at 7:55 P.M.

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Randall W. Mobley, President

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Francis A. Conroy, Vice-President

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Kenneth J. Alexander, Member

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Donald L. Compton, Member

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Terry E. Langford, Member

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Michael N. Lockhart, Member

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Thomas M. McEwen, Member

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David L. Kinder, Secretary

