

MINUTES OF A WORK SESSION OF THE CLARKSVILLE TOWN COUNCIL  
HELD ON MAY 18, 2021

A work session of the Clarksville Town Council was called to order on May 18, 2021 at 7:31 P.M. in the Executive Conference Room by Council President Ryan Ramsey, who chaired the meeting.

Council members present: Ryan Ramsey, Tim Hauber, Jennifer Voignier, Karen Henderson, Aaron Stonecipher, Mike Mustain and John Gilkey.

**Discussion on Rezoning Property on Potter's Lane at Addmore Lane from I-2 to R-3**

Manager Baity came before the Council and advised this discussion was going to address the task or issue at hand and would go through the step by step process of a project going through the stages from zoning to development. Josh Hooper of SOCAYR, Inc. came before the Council and addressed the 5 procedural steps when you are an applicant for rezoning:

1. The Comprehensive Plan: The property has sat vacant since 1981, thus making it an underutilized parcel, the rental vacancy rates have been trending down, and SOCAYR would not be opposed to permit a portion of revised right of way to assist in the reconfiguration of the intersections.
2. Current Conditions and the Character of Current Structure and Uses: Property was previously used as an airfield known as Haps Airport and has been vacant for many years. There was no evidence found of environmental conditions that would prevent or delay the development of the property and based on the development's Civil Engineer, the property is highly suitable for the proposed development.
3. The Most Desirable Use for Which the Land Is Adapted: Developing the site as multifamily will have a positive impact on the value of the surrounding land by improving the aesthetics of the area, providing a new employee base for the surrounding businesses and new patrons for adjacent shopping areas. While this property is currently zoned for heavy industrial, it would not be the best use for this property.
4. Conservation of Property Values throughout the Jurisdiction: The increase in residents uses would help facilitate the continued commercial and retail uses along Veteran's Parkway and will help strengthen the area by providing new, talented workers as well as customers. Also, vacant parcels tend to be a sign of disinvestment and new development should increase surrounding property values.
5. Responsible Growth and Development: By providing a high quality, thoughtfully designed, new apartment community, the proposed development will help combat the negative perception of Clarksville's rental housing market (as discussed in the Comp Plan). The Development will also help meet the goals of managed density and responsible infill development. Finally, due to the evolving trails system, by locating this development less than a quarter mile from one of Clarksville's major shopping and employment centers, overall traffic will be reduced and mixed-use district takes shape that allows residents to live, work, play and shop, all within a short distance of their homes, thus encouraging Smart Growth.

As this was just a discussion and presentation of the process, there was no action taken at this meeting.

**Discussion on Property Improvement Program Application from Form G**

Madison Lindsay came before the Council to request funding from the Property Improvement Application for Form G. Due to the amount of the request, \$102,300.00, it requires Council approval. Ms. Lindsay advised Form G has submitted an application for the request of funds for the exterior façade of their planned home offices. Discussion was held and decided the request should come before the Council at a regular meeting. No action taken at this meeting.

**Update on Proposed Changes to Brown Station-Intersection Location and Traffic Light Installation**

Ryan Hughes, Project Engineer for Clark Dietz, came before the Council and presented 3 options for the intersection location and traffic light installation. Discussion was held regarding each of the 3 options, as well as the speed limit, traffic conditions and the location of the light. The consensus of the Council is to go with option #1, with the signal at the existing entrance of the WWTP and the upcoming Public Works Facility. No formal action was taken at this meeting. Copies of the options are available at the Clerk Treasurer's Office.

**Discussion on Oxford Houses**

Manager Baity came before the Council and presented Oxford House literature as well as Supreme Court case literature on the transitional housing program. Discussion was held regarding possible options the Town could choose to implement, such as setting standards and distance requirements. Further discussion was held regarding the Town's limited ability to regulate Oxford Houses. This discussion was for informational purposes, and no action was taken at this meeting.

**Adjournment**... There being no further business to come before the Council at this time, the May 18, 2021 work session of the Clarksville Town Council adjourned at 10:00 P.M.

**Minutes prepared by the Clerk-Treasurer of  
The Town of Clarksville, Indiana**

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Robert P Leuthart, Clerk-Treasurer  
Of the Town of Clarksville, IN

Minutes approved by the Clarksville Town Council on the 1st day of June 2021

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Ryan Ramsey, President,  
Clarksville Town Council