

1. 6:30 P.M. Advisory Plan Commission Agenda

Documents:

[MARCH APC MEETING PACKAGE 03-09-2026.PDF](#)



AGENDA
For the Regular Meeting of the
City of Charlestown

ADVISORY PLAN COMMISSION

Monday, 09 March 2026, at 6:30 P.M.

City Hall

304 Main Cross Street, Charlestown, IN 47111

Livestream Link – www.facebook.com/charlestown.in

**Charlestown
Advisory Plan
Commission
Members:**

Mayor

Appointments:

Daisy Lucio
(1/01/2024 –
12/31/2027)

Marnie Clark
(1/01/2024 –
12/31/2027)

Shane Hofelich
(8/15/2025 –
12/31/2027)

Harold Goodlett Jr.
(1/01/2024 –
12/31/2027)

Common Council

Appointments:

Ronald Blevins
(President)
(1/01/2024 –
12/31/2027)

Brian Hester
(1/01/2024 –
12/31/2027)

Wayne Burgin
(1/01/2024 –
12/31/2027)

1. Opening
 - a. Call to Order
 - b. Pledge of Allegiance
 - c. Roll Call – Determination of a Quorum
 - d. Approval of Agenda
2. Standing Business
 - a. Approval of Prior Meeting Minutes
3. Public Comments
4. Old Business
5. New Business
 1. 80 Market Street Development Plan Approval
6. Adjournment

The above Agenda items may not be all inclusive of items to be discussed.

View meeting videos and minutes at <https://www.cityofcharlestown.com/AgendaCenter>

Minutes of the
Regular Meeting of the
Charlestown Advisory Plan Commission
304 Main Cross
Charlestown, Indiana

The meeting of the Charlestown Advisory Plan Commission was called to order at 6:30pm on the 9th day of February 2026 in the council chambers of the Charlestown City Hall, 304 Main Cross, Charlestown, Indiana.

Members present were Ronnie Blevins, Wayne Burgin, Harold Goodlett, Shane Holfelich, Brian Hester. Not present was Daisy Lucio

Open Meeting

Board President Ronnie Blevins opens the meeting of the Charlestown Advisory Plan Commission on the 9th day of February 2026 at 6:30pm in the Charlestown City Hall, 304 Main Cross, Charlestown, Indiana.

Pledge

Mr. Blevins leads the Board and Public in Pledge.

Determination of Quorum

Mr. Blevins calls roll and determine that there is a quorum.

Agenda

Mr. Blevins inquires if the board has had a chance to review the agenda, if so, he entertains a motion to approve that agenda.

Harold Goodlett makes a motion to approve, seconded by Marnie Clark

Motion carries 5 yea – 0 nay.

Minutes

Mr. Blevins inquires if the board has had a chance to review the previous minutes, if so, he entertains a motion to approve the minutes.

Wayne Burgin makes a motion to approve, seconded by Shane Hofelich.

Motion carries 5 yea – 0 nay.

Public Comment

Mr. Blevins inquires if there is any Public Comment.

None being heard, Mr. Blevins entertains old business.

Old Business

Election of Officers

Board President Ronnie Blevins asked for nominations for Board President and was nominated to stay on as President. Unanimous / Nominations for Vice President – Harold Goodlett – Unanimous.

New Business

a. Zoning Request – Thompson Street

b. Development Plan Approval – Thompson Street

- a. Mr. Tony Jackson spoke to the board and asked for approval for a PUD . This will not effect the dog park. Has to use what is in GIS as far as addresses are listed as. Board approved – Tony said he will send before the Common Council to seek approval.
- b. Developer shared reducing some lots, moved some water lines around, HOA will maintain. Off street parking, no garages for these properties

Mr Blevins entertains a motion to send the Development Plan before the City Council for approval, non-approval or no action at all.

Motion made by Marnie Clark, seconded by Shane Holeflich

Mr. Blevins entertains a motion to adjourn.

Shane Hofelich makes a motion to adjourn, seconded by Brian Hester.

Motion carries 5 yea – 0 nay

Signed: _____

Building Commissioner/Secretary
Michael "Tony" Jackson

**80 MARKET STREET
DEVELOPMENT PLAN
PROPOSAL
03-09-2026**

80 Market Street.
Development Plan

Created by: Tony



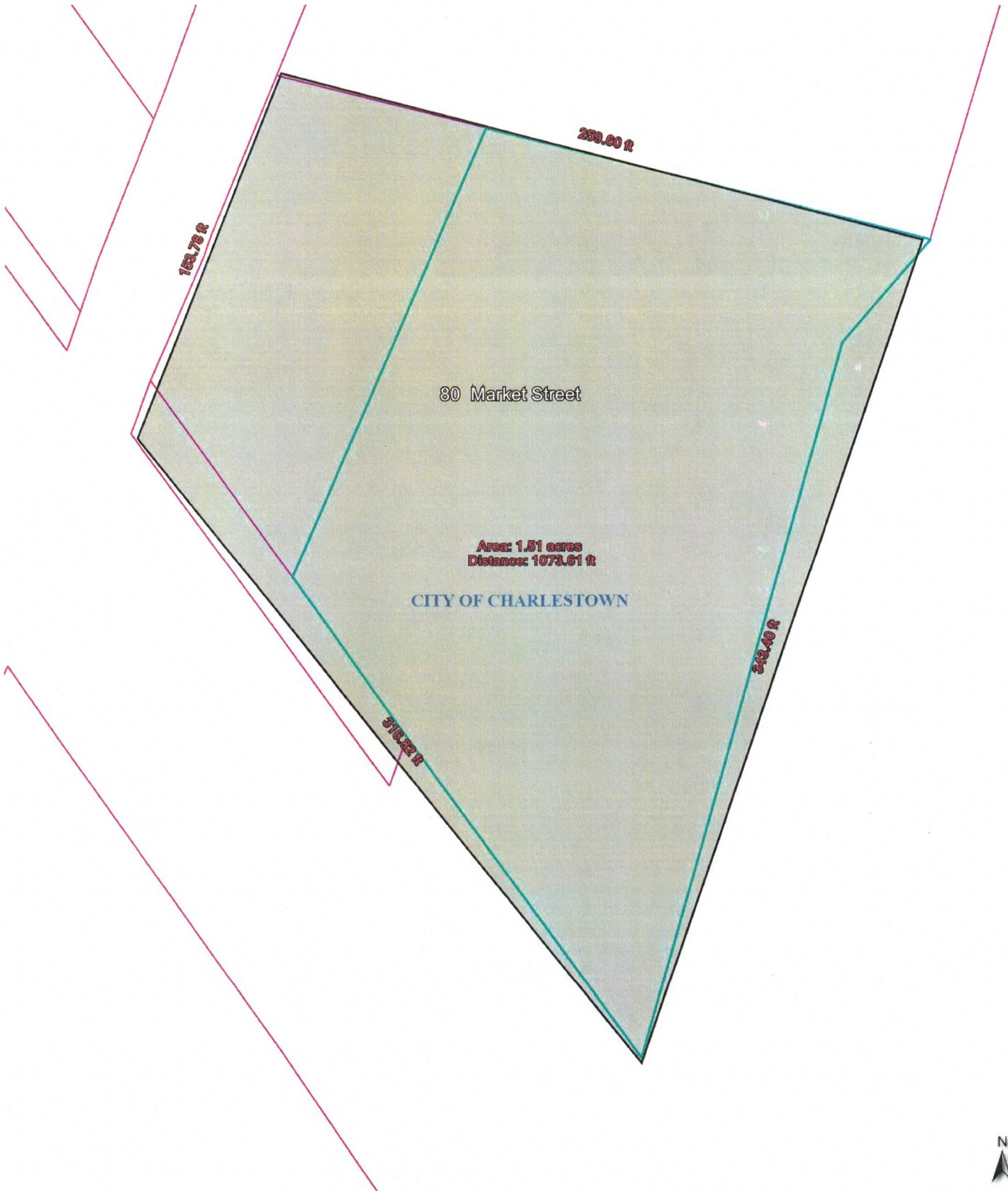
80 Market Street.
Development Plan

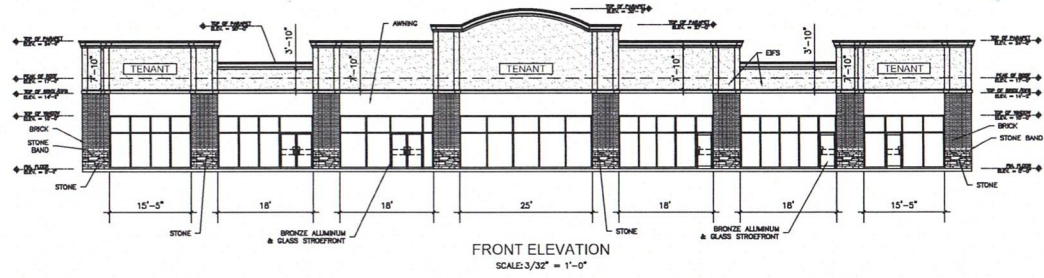
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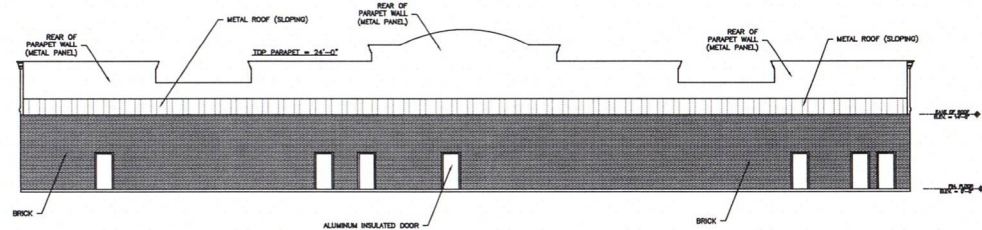
80 Market Street.
Development Plan

Created by: Tony

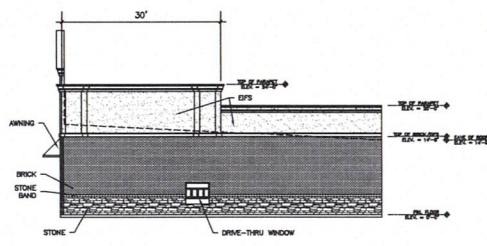




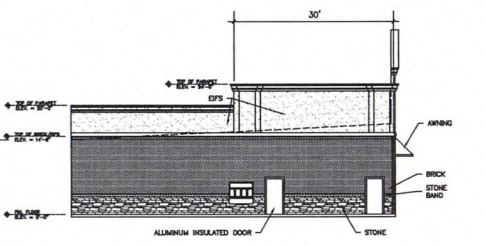
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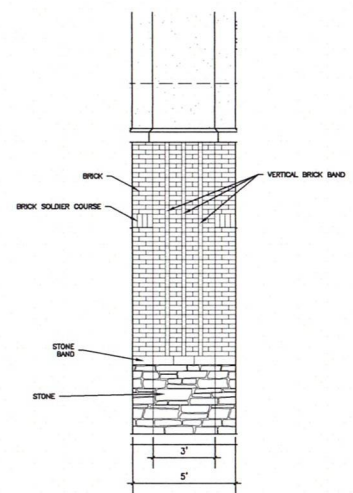
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SCALE: 3/32" = 1'-0"



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



BRICK COLUMN DETAIL
SCALE: NTS

Revision	Date	Description
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ELEVATIONS
CHARLESTOWN PLAZA, LLC
80 MARKET STREET
CHARLESTOWN, IN 47111

1000 BELL LANE
NEW ALBANY, IN 47150
TEL: (812) 738-4124
FAX: (812) 738-6740
PAUL PRIMAVERA & ASSOCIATES



Date: 02/26/2026
Drafted By: BKA
Checked By: DAS
Directory:
F:\2024\25045\
File: 25045BLDG.dwg
Job No.: 24-25045

Drawing No.
A-201
FOR REVIEW

CONSTRUCTION PLANS

FOR

62 & MARKET STREET

INT OF SR 62 & SR 7
CHARLESTOWN, IN (CLARK CO)

PAUL PRIMAVERA & ASSOCIATES

ENGINEERING & LAND SURVEYING

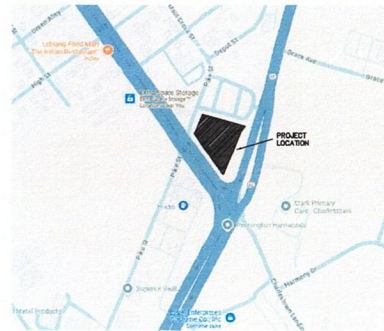
301 E. CHESTNUT STREET

P.O. BOX 123

CORYDON, IN 47112

TEL: 812-738-4124

FAX: 812-738-6740



VICINITY MAP

APPLICANT:
SCOTT COOTS
COOTS DEVELOPMENT GROUP
1811 HIGHWAY #166
CHARLESTOWN, IN 47111

ENGINEER/SURVEYOR:
DAVID A. SANDERS, P.E.
PAUL PRIMAVERA & ASSOCIATES
301 E. CHESTNUT STREET
CORYDON, IN 47112

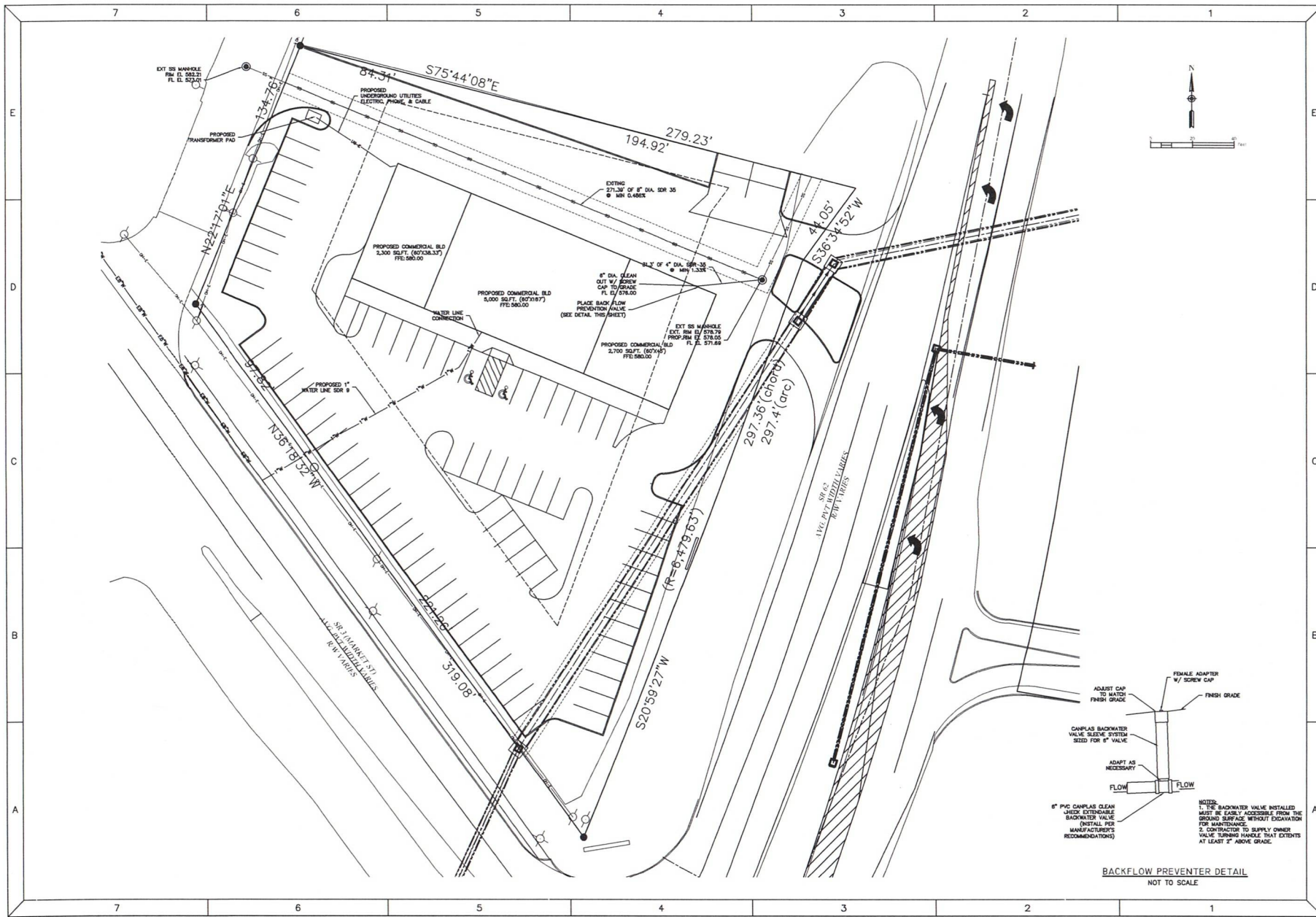
SHEET INDEX

SHEET INDEX	
SITE PLANS	
SITE PLAN	C-101
GRADING PLAN	C-201
DRIVE PLAN	C-202
UTILITY PLAN	C-301
EROSION CONTROL PLAN	C-401 - 403
DETAILS	
MISCELLANEOUS DETAILS	C-501



811 OR 1-800-382-5544
CALL TOLL FREE
1-800-428-5200
FOR CALLS OUTSIDE OF INDIANA

THESE MAY BE EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE HAS BEEN OBTAINED. THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOULD BE NOTICED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION. FOR EXISTING UTILITIES CALL 800-428-5200/811. IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATOR SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.



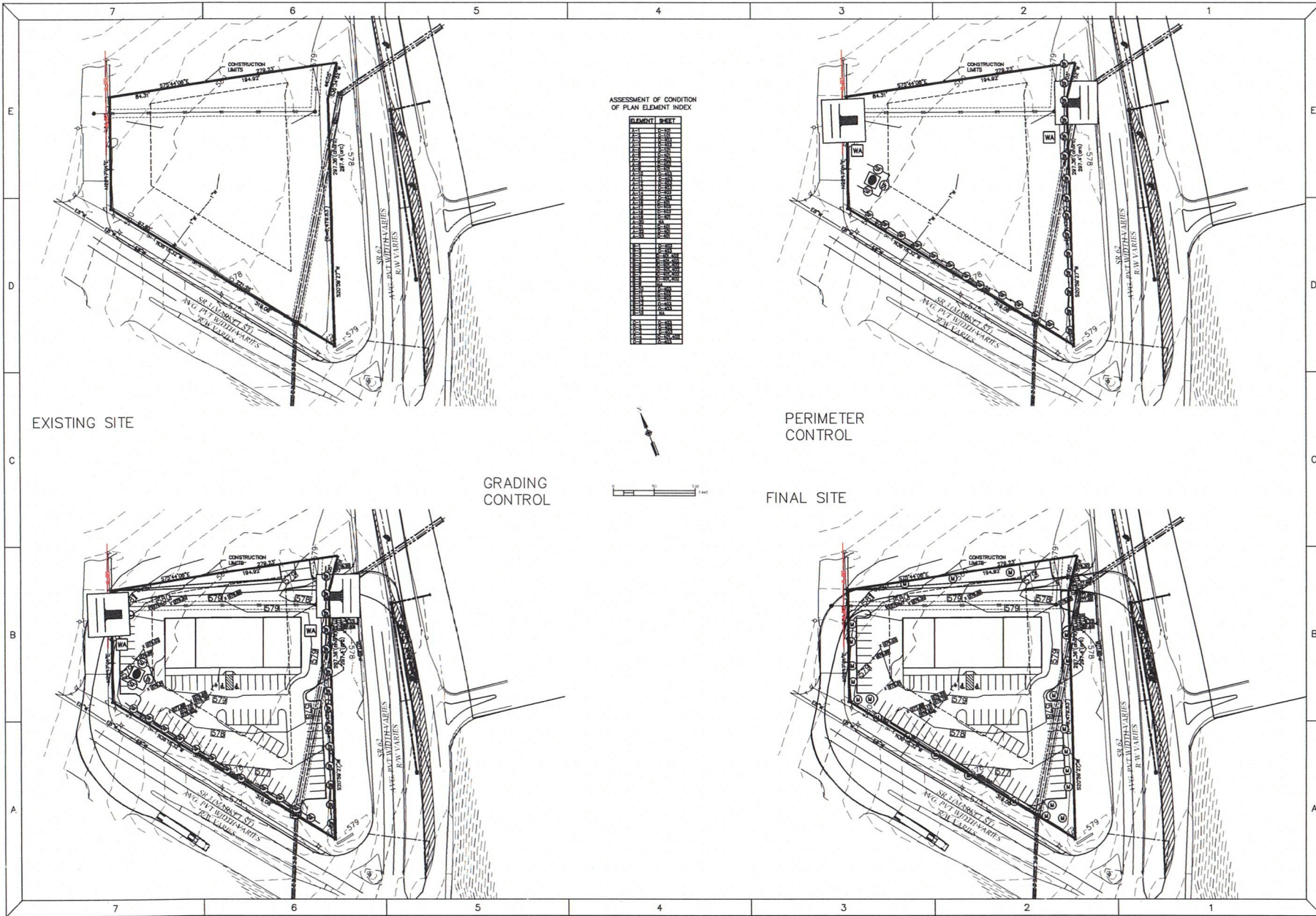
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MARKET AND 62
 COOTS DEVELOPMENT GROUP, LLC
 INT OF MARKET AND STATE ROAD 62
 CHARLESTOWN, IN (CLARK CO.)
 UTILITY PLAN

PAUL PRIMAVERA & ASSOC.
 ENGINEERS & LAND SURVEYORS -
 301 E. CHESTNUT STREET
 CORYDON, IN 47112
 TEL: (812) 738-4124 FAX: (812) 738-6740

INDIANA REGISTERED PROFESSIONAL ENGINEER
 No. 10403246
 EXPIRES 12/31/2024

Date: 03/07/2025
 Drafted By: WDM
 Checked By: JMC
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 File: 25045_CONS.dwg
 Job No.: 25-25045
 Drawing No.: C-301



ASSESSMENT OF CONDITION OF PLAN ELEMENT INDEX

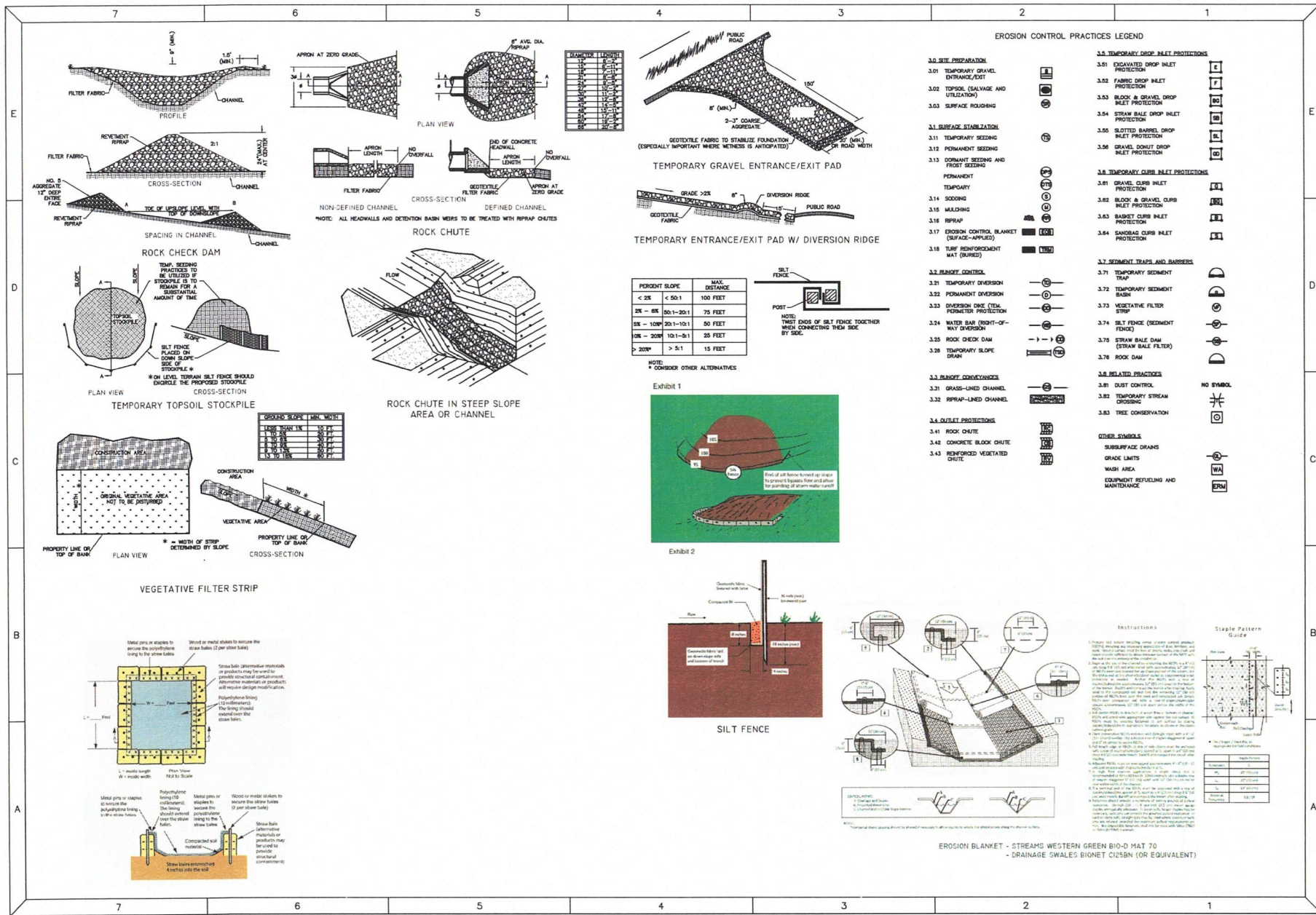
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MARKET AND 62
 COOTS DEVELOPMENT GROUP, LLC
 UNIT OF MARKET AND STATE ROAD 62
 CHARLESTOWN, IN (CLARK CO.)
 UTILITY PLAN

PAUL PRIMAVERA & ASSOC.
 - ENGINEERS AND ARCHITECTS -
 301 S. WEST 123 STREET
 P.O. BOX 123
 CORYDON, IN 47112
 TEL: (812) 738-4124 FAX: (812) 738-6740

Date: 03/07/2025
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 Checked By: JMC
 Director:
 T: 2024\25045\
 File: 25045_CONS.dwg
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C-301



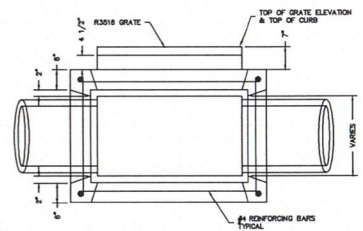
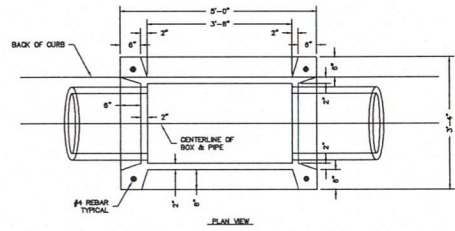
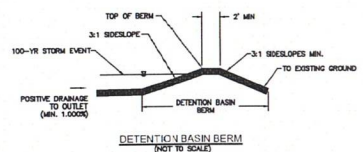
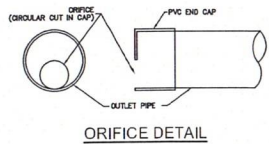
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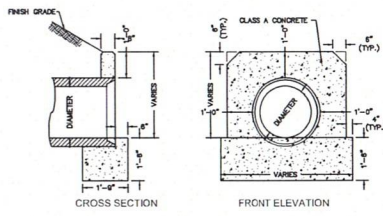
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INT OF MARKET AND STATE ROAD 62
CHARLESTON, IN (CLARK CO.)

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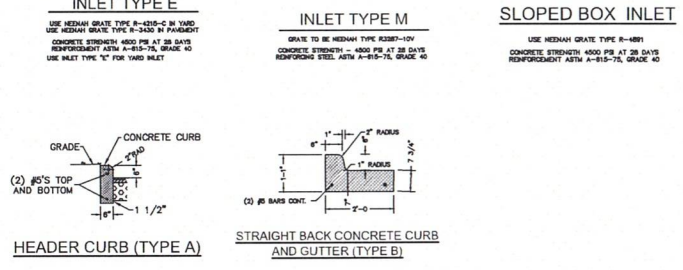
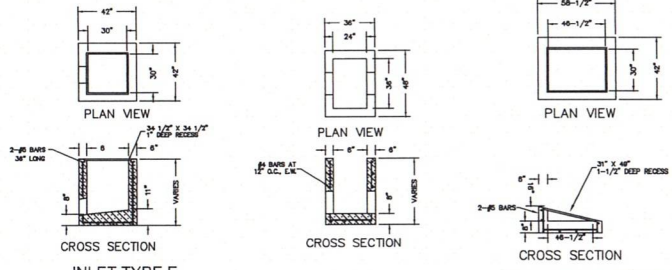
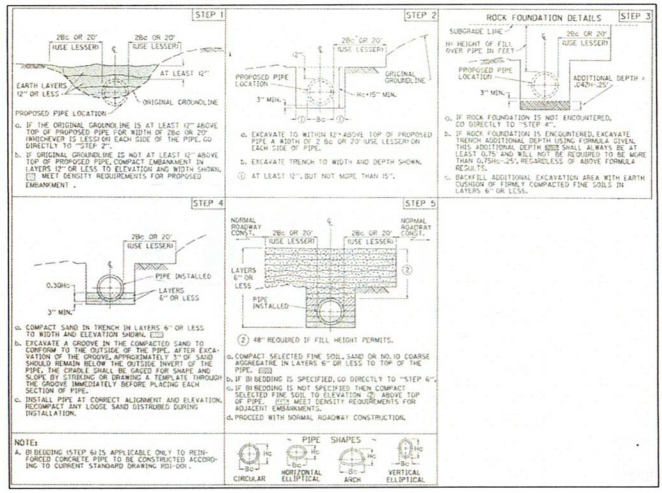
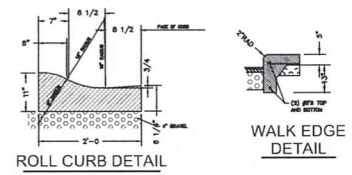
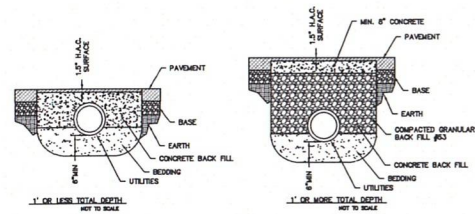
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File: 25045_CONS.dwg
Job No.: 25-25045
Drawing No.: C-403



CURB INLET



CONCRETE HEADWALL



COUNTY ROAD CROSSING OR RUNNING IN ROAD DETAIL

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MARKET AND 62 COOTS DEVELOPMENT GROUP, LLC INT OF MARKET AND STATE ROAD 62 CHARLESTOWN, IN (CLARK CO.) MISCELLANEOUS DETAILS			
PAUL PRIMAVERA & ASSOCIATES ENGINEERS & LAND SURVEYORS			
301 E. CHESTNUT ST. P.O. BOX 123 CORYDON, IN 47112 TEL: (812) 736-6740 FAX: (812) 736-6740 E-MAIL: PRIMAVERA@PRIMAVERA.WVA.IN.NET			
Date: 03/07/2025			
Drafted By: WDM			
Checked By: JMC			
Directory: T:\2024\25045\			
File: 25045_CONS.dwg			
Job No.: 25-25045			
Drawing No. C 501			