

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

Documents:

[AGENDA 04-13-2026.PDF](#)
[APRIL APC MEETING PACKAGE COVER.PDF](#)
[APC MEETING MINUTES 03.09.26.PDF](#)
[PROPOSED SHADOW LAKE APTS.PDF](#)



AGENDA
For the Regular Meeting of the
City of Charlestown

ADVISORY PLAN COMMISSION

Monday, 13 April 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. Shadow Lake Proposed Apartment Development Within the PUD
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>



April 7, 2026

To: City of Charlestown Advisory Plan Commission Members

Cc: Mayor Treva Hodges
Clerk Treasurer Donna Coomer
Charlestown Common Council Members
City Attorney Perry McCall

RE: April 13th Advisory Plan Commission Meeting

Dear Board Members,

There is a scheduled Advisory Plan Commission meeting set for Monday the 13th of April 2026, at 6:30 pm in the Council Chambers of City Hall.

We have on item on the agenda which is a hearing for a development plan approval for apartments within the Shadow Lake Planned Unit Development.

Attached is the meeting package which includes the information for the hearing. The package does include the change in the site plan that shows the apartments adjoining the property along the Woodford Farms Subdivision being turned so that there are no windows overlooking the backyards of the subdivision's properties. This was done after concerns had been raised on the issue.

Please review and feel free to contact me with and questions or concerns you may have.

Respectfully
Michael "Tony" Jackson

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 March 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 Holefelich, Daisy Lucio, and Marnie Clark. Not present – Brian Hester

Open Meeting

Board President Ronnie Blevins opens the meeting of the Charlestown Advisory Plan Commission on the 9th day of March 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.

Shane Hofelich makes a motion to approve, seconded by Harold Goodlett

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.

Daisy Lucio makes a motion to approve, seconded by Marnie Clark.

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

None – Moved straight to new business.

New Business

a. 80 Market Street Development Plan Approval

Building Commissioner Tony Jackson spoke about the development plans at 80 Market St. He said the plans that were submitted last year had to be resubmitted due to changes made with drainage. Also now it has access from 62. The facades were cleaned up. Approved by the sanitation and sewer.

Harold Goodlett asked where the dumpster would be at? Tony responded that it would be closer to Valero, in a bricked in area since this was the entrance to the city, would not be an eye soar, and mayor was already on this with developers.

Mr Blevins entertains a motion to approve the Development Plan of 80 Market Street

Motion made by Wayne Burgin, seconded by Harold Goodlett

Tony Jacksopn said at the April meeting this was a heads up that there would be plans for a 342 unit apartment on corner of Cristiani Parkway over by the roundabout, He will be sending out over 190 letters to let people know it's coming.

Mr. Blevins entertains a motion to adjourn.

Wayne Burgin makes a motion to adjourn, seconded by Shane Hofelich

Motion carries 5 yea – 0 nay

Signed _____

Michael "Tony" Jackson
Building Commissioner/Secretary

16 March 2026

To: Adjoining Property Owners

From: City of Charlestown Department of Planning & Zoning

RE: NOTICE OF PUBLIC HEARING FOR A CHANGE OF DEVELOPMENT PLAN
APPROVAL SHADOW LAKE PLANNED UNIT DEVELOPMENT.

Dear Sir or Madam:

This letter serves as a notice that Blue Lick Development LLC, 1221 Old Highway 31E, Clarksville, Indiana 47129 Indiana, has filed an application for a Development Plan Approval as it relates to the following:

Requesting a Development Plan Approval of a 348 multi-family housing development within the Shadow Lake Planned Unit Development at 8100 High Jackson Road, Charlestown, Indiana.

Upon completion of the hearing a decision of APPROVED, DISAPPROVED or NO Decision will be made.

Enclosed is a copy of the legal notice indicating that the petition will be brought before the Charlestown Advisory Plan Commission on Monday, the 13th of April 2026 at 6:30 pm in the Charlestown City Hall, 304 Main Cross, Charlestown, Indiana

You are encouraged to attend and present any questions you may have. You will be allowed to verbally express your concerns or approvals to the board. You may also send a letter of response (handwritten signature please) to the Office of the Building Commissioner, 304 Main Cross-, Charlestown, Indiana 47111

Your input is important in ensuring that the board makes a decision based on all available information.

If you have any questions, please contact the Charlestown Office of Planning & Zoning at 502-297-2387

Sincerely
Michael "Tony" Jackson

Legal Notice

Notice is hereby given that Blue Lick Development LLC, 1221 Old Highway 31E, Clarksville, Indiana has filed a petition with the Charlestown Advisory Plan Commission, requesting a development plan approval for the following described real estate in the jurisdiction of the City of Charlestown in Clark County Indiana, to wit:

Legal Description
110-18-09-500-194.000-004

The street address of the property, which is subject to the petition, is 8100 High Jackson Road, Charlestown Indiana 47111

All persons are hereby notified that a public hearing will be held on the 13th of April 2026 at 6:30 pm in the Charlestown City Hall, 304 Main Cross, Charlestown, Indiana.

A copy of this petition is on file at Charlestown City Hall, 304 Main Cross, Charlestown, Indiana. Written objections that are filed prior to the hearing will be considered. Oral comments will be heard at the Public Hearing. The hearing may be continued from time to time as deemed necessary.

Michael "Tony" Jackson

Charlestown Building Commissioner

PROJECT NARRATIVE

Advisory Plan Commission
304 Main Cross Street
Charlestown, IN 47111

Shadow Lake Lot 9
Charlestown, Indiana
PUD Amendment Application

Schuler Homes, is proposing to develop a multi-family complex on a vacant parcel of land located at 8100 High Jackson Road in Charlestown, Indiana. The proposal requests a land use amendment to the PUD. The parcel is approximately 14.5 acres, more or less, and is currently zoned Planned Unit Development (PUD). The proposed development will consist of 348 multi-family units, with onsite amenities consisting of a clubhouse (including workout facility), pickleball court and a dog park. The developer is also proposing a row of Green Giant Arborvitae trees spaced 12' apart and a white vinyl privacy fence along the Woodford Farms subdivision common boundary line to allow for enhanced buffering between the single family residential and multi-family residential uses. The project will utilize access points from Quality Court and Cristiani Parkway to serve the development.

Proposed Multi-Family.
Shadow Lake PUD

Created by: Tony



CONCEPTUAL



CONCEPTUAL



CONCEPTUAL

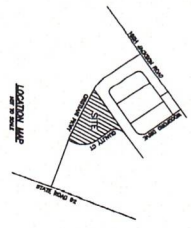
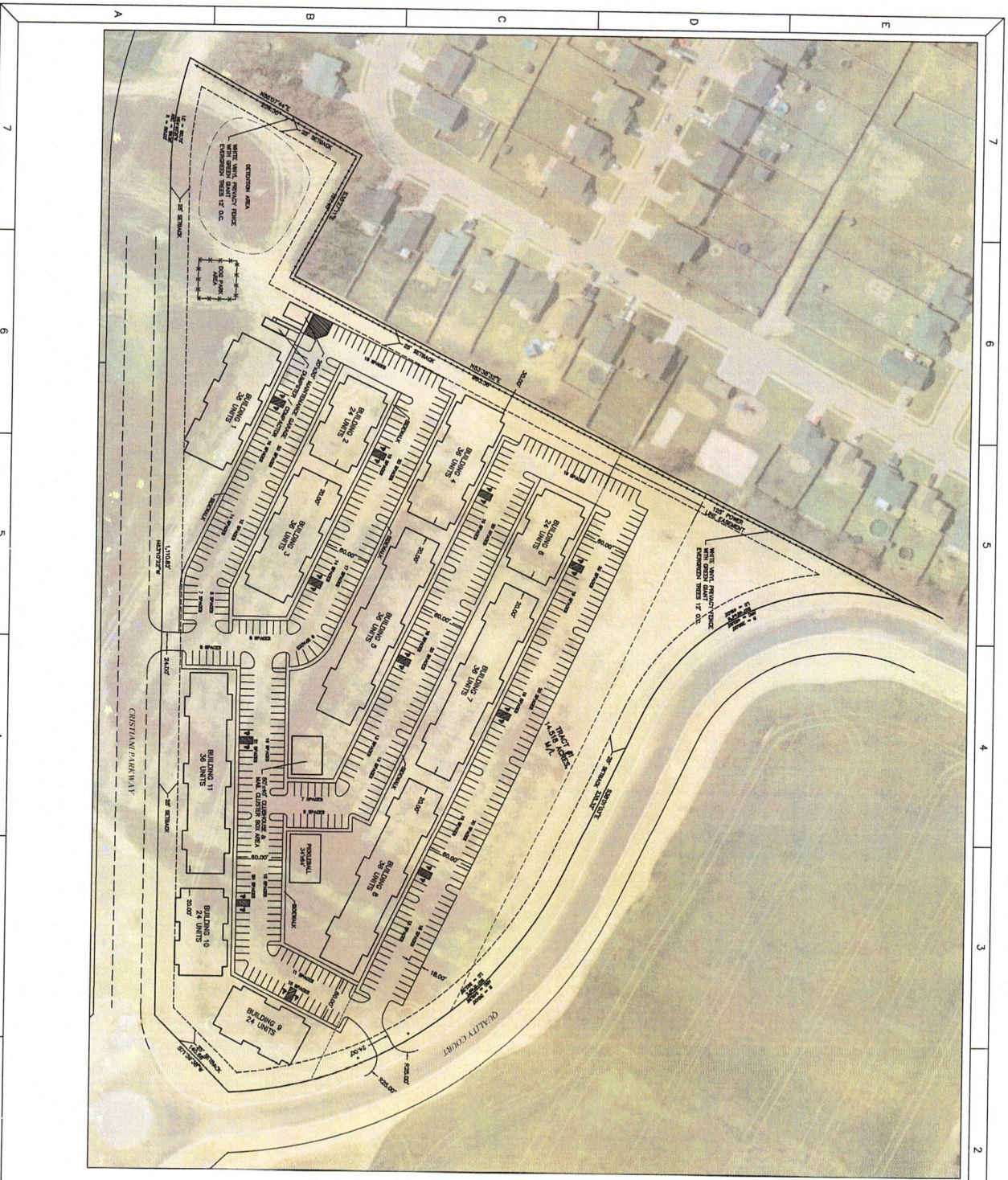


CONCEPTUAL



CONCEPTUAL





- NOTES:**
1. ALL DIMENSIONS UNLESS NOTED OTHERWISE ARE TO THE FACE OF THE CURB OR FINISH GRADE UNLESS NOTED OTHERWISE.
 2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DOCUMENTS.
 3. ALL MATERIAL SHALL BE OF THE BEST QUALITY AVAILABLE.
 4. ALL MATERIAL SHALL BE IN COMPLIANCE WITH ALL REGULATIONS, NO SIGNIFICANT EROSION SHALL BE IN COMPLIANCE WITH ALL REGULATIONS, NO SIGNIFICANT EROSION SHALL BE IN COMPLIANCE WITH ALL REGULATIONS, NO SIGNIFICANT EROSION SHALL BE IN COMPLIANCE WITH ALL REGULATIONS.
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- REGULATORY AND PERMITS:**
1. ALL PERMITS AND REGULATIONS SHALL BE IN ACCORDANCE WITH THE MANUAL ON CURRENT DESIGN CONTROL ORDINANCES (MCO) FOR STREETS AND SIDEWALKS.
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PERMITS AND REGULATIONS (MCO)

PERMITS AND REGULATIONS (MCO)	DATE	STATUS
PLANNING AND DEVELOPMENT (P&D)	1/1/2023	APPROVED
PLANNING AND DEVELOPMENT (P&D)	1/1/2023	APPROVED
PLANNING AND DEVELOPMENT (P&D)	1/1/2023	APPROVED
PLANNING AND DEVELOPMENT (P&D)	1/1/2023	APPROVED
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PLANNING AND DEVELOPMENT (P&D)	1/1/2023	APPROVED

REGULATORY:
 1000 BELL LANE
 NEW ALBANY, IN 47150
 TEL: (812) 738-4124
 FAX: (812) 738-6740

OWNER:
 1000 BELL LANE
 NEW ALBANY, IN 47150
 TEL: (812) 738-4124
 FAX: (812) 738-6740



Revision	Date	Description	By
7:			
6:			
5:			
4:			
3:			
2:			
1:	04-02-2023	REVISED PER PC COMMENTS	

DEVELOPMENT PLAN
 8100 HIGH JACKSON ROAD LOT 9
 CHARLESTOWN, INDIANA 47111
 ID # 10-18-09-500-194.000-004
 SITE DEVELOPMENT PLAN

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

PAUL PRIMAVERA & ASSOCIATES

Date: 02-16-2023
 Drawn By: EAM
 Checked By: AMS
 Director: [Signature]
 Title: [Signature]
 File: 237380267PLAN
 Job No.: 23-24754
 Drawing No.: 1 OF 1