

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](https://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 9<sup>th</sup> 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 9<sup>th</sup> 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



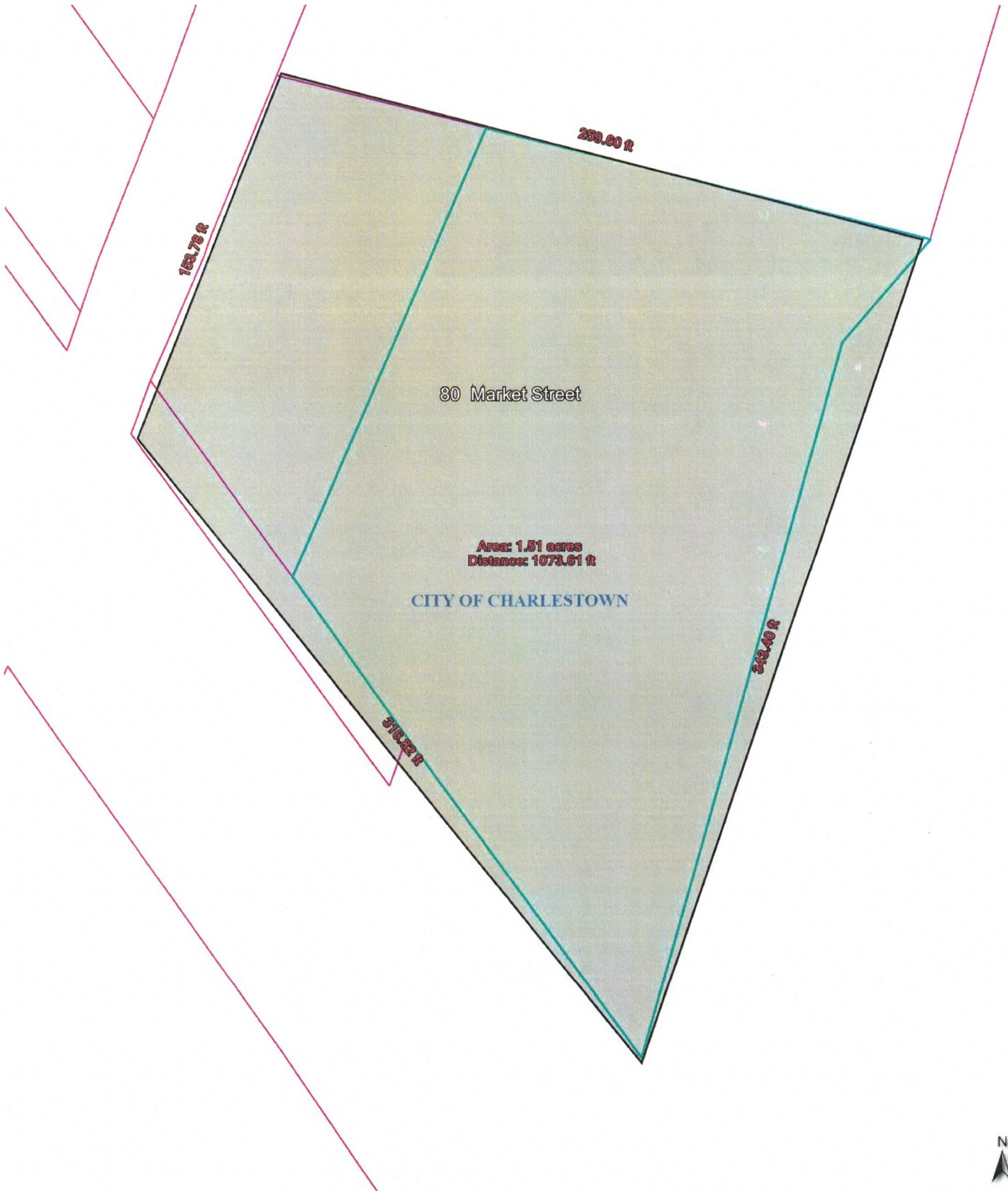
80 Market Street.  
Development Plan

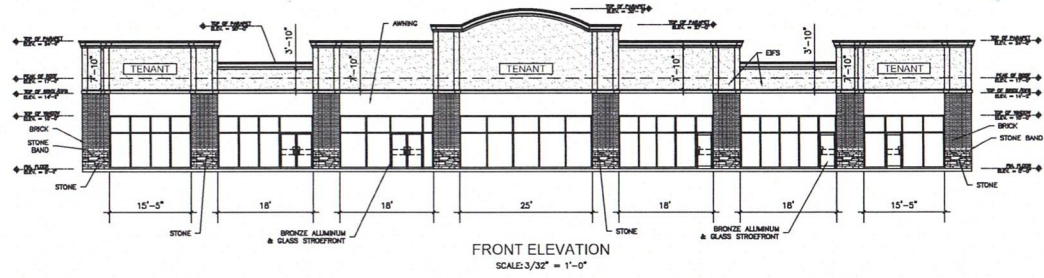
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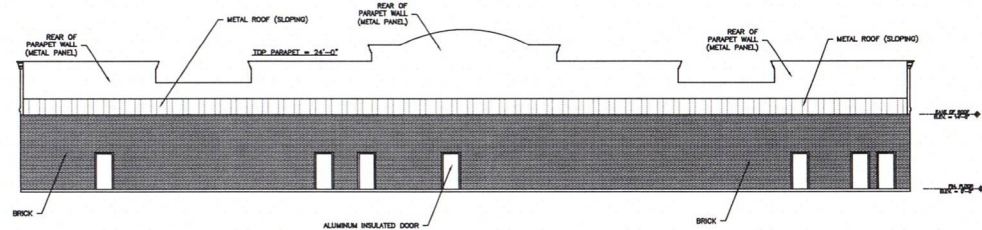
80 Market Street.  
Development Plan

Created by: Tony

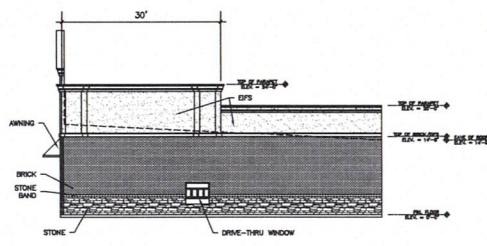




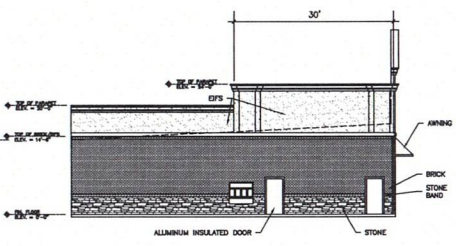
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SCALE: 3/32" = 1'-0"



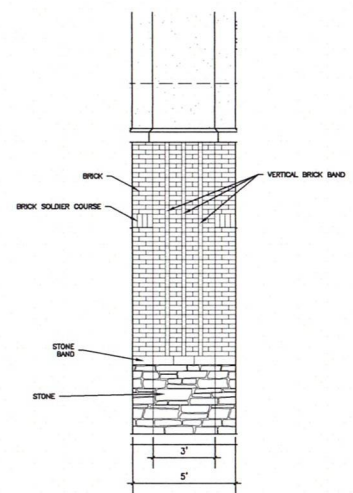
REAR ELEVATION  
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RIGHT ELEVATION  
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LEFT ELEVATION  
SCALE: 3/32" = 1'-0"



BRICK COLUMN DETAIL  
SCALE: NTS

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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:  
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File: 25045BLDG.dwg  
Job No.: 24-25045

Drawing No.  
**A-201**  
FOR REVIEW

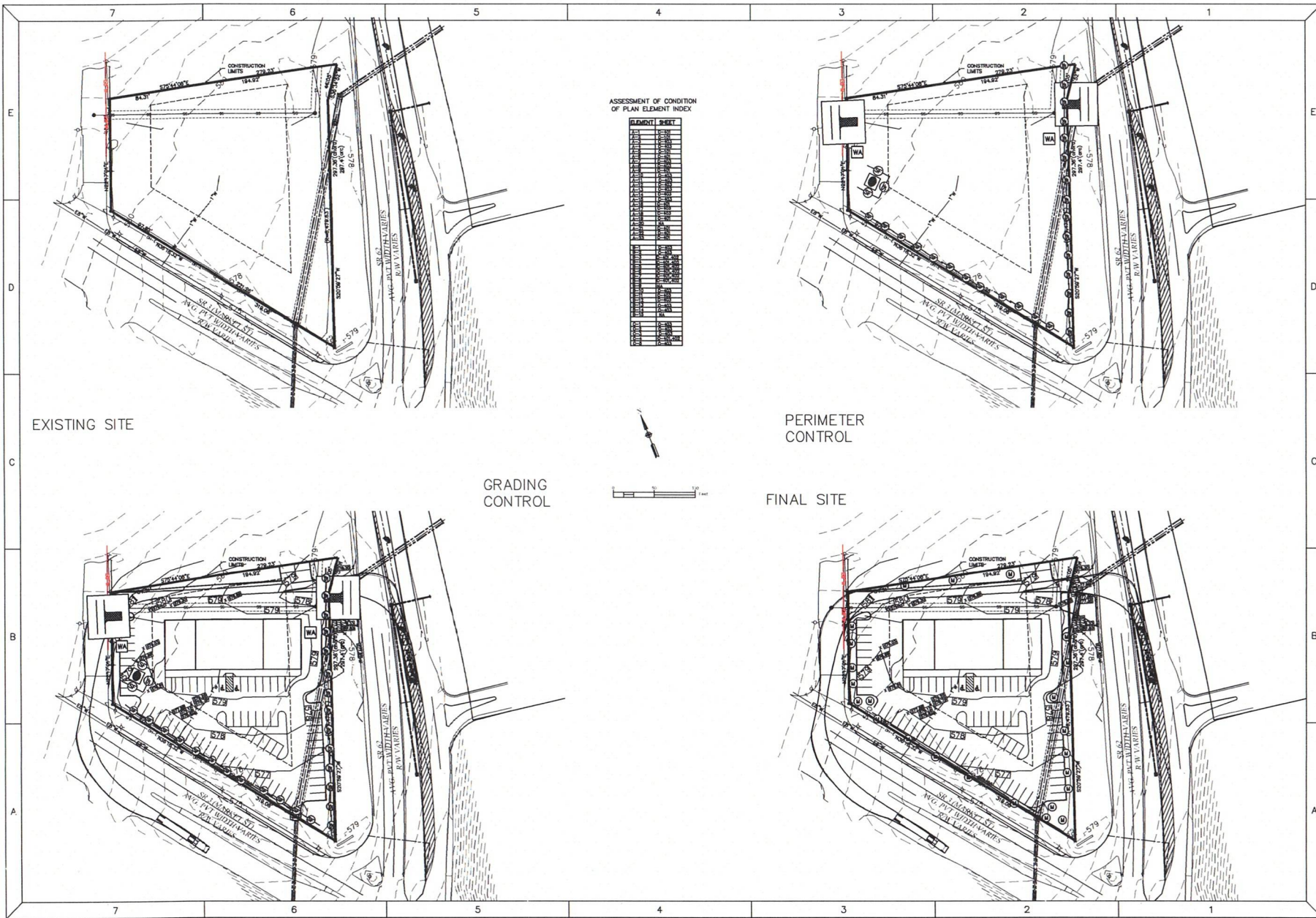












ASSESSMENT OF CONDITION OF PLAN ELEMENT INDEX

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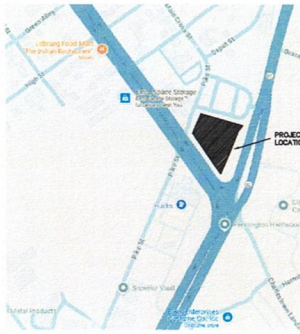
**MARKET AND 62**  
 COOTS DEVELOPMENT GROUP, LLC  
 UNIT OF MARKET AND STATE ROAD 62  
 CHARLESTOWN, IN (CLARK CO.)  
 UTILITY PLAN

**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  
 Drafted By: WDM  
 Checked By: JMC  
 Director:  
 T: 2024\25045\  
 File: 25045\_CONS.dwg  
 Job No.: 25-25045  
 Drawing No.  
**C-301**

	7	6	5	4	3	2	1	
E	<b>Construction Plan - General Plan Components (Section A)</b>							
	<b>A.1 - Rules of the location of existing structures in the construction plan</b>							
	See sheet C-01							
	<b>A.2 - Existing structures in the construction plan</b>							
	1.1 - <b>Existing structures in the construction plan</b>							
	1.2 - <b>Existing structures in the construction plan</b>							
	1.3 - <b>Existing structures in the construction plan</b>							
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	1.5 - <b>Existing structures in the construction plan</b>							
	1.6 - <b>Existing structures in the construction plan</b>							
D	<b>Stormwater Pollution Prevention Plan - Construction Component (Section B)</b>							
	<b>B.1 - Description of the proposed construction activities and pollutants, including a list of construction activities</b>							
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C	<b>Soil Stabilization and Erosion Control Plan (Section C)</b>							
	<b>C.1 - Description of the proposed construction activities and pollutants, including a list of construction activities</b>							
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B	<b>Soil Stabilization and Erosion Control Plan (Section C)</b>							
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	<b>C.3 - Description of the proposed construction activities and pollutants, including a list of construction activities</b>							
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<p><b>MARKET AND 62</b>  <b>COOTS DEVELOPMENT GROUP, LLC</b>          INT OF MARKET AND STATE ROAD 62          CHARLESTOWN, IN (CLARK CO.)</p> <p><b>PAUL PRIMAVERA &amp; ASSOC.</b>          ENGINEERS &amp; LAND SURVEYORS          301 E. CHESTNUT STREET          CORYDON, IN 47112          TEL: (812) 738-4124 FAX: (812) 738-6740</p>				
<p>Date: 03/07/2025          Drafted By: WDM          Checked By: JMC          Director: T: 2024\25045          File: 25045_CONS.dwg          Job No.: 25-25045          Drawing No: C-402</p>				

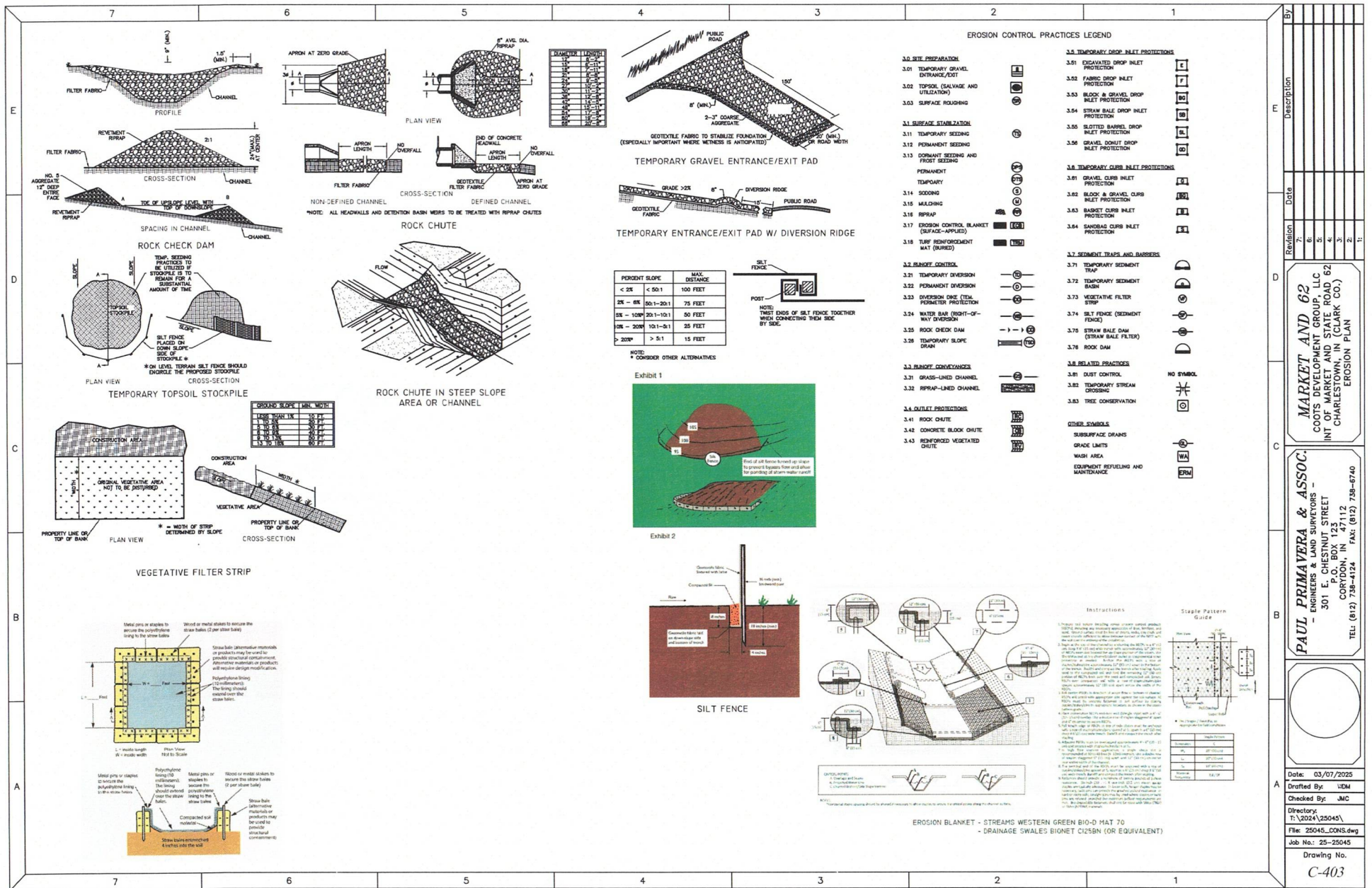


VICINITY MAP

SOIL MAP

**Attention Contractors:**

All details show on or reference to this Erosion Control Plan are explained in greater detail in the Indiana Stormwater Quality Manual published by the Indiana Department of Environmental Management. A copy of this handbook MUST be kept onsite at all times and be accessible to the erosion control construction site contact.



Revision: 7: 6: 5: 4: 3: 2: 1: 0:

Date: \_\_\_\_\_

Description: \_\_\_\_\_

By: \_\_\_\_\_

MARKET AND 62  
COOTS DEVELOPMENT GROUP, LLC  
INT OF MARKET AND STATE ROAD 62  
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PAUL PRIMAVERA & ASSOC.  
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Drafted By: UDM  
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Directory: T:\2024\25045\  
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Job No.: 25-25045  
Drawing No. C-403

