

January 6, 2020

The Planning and Zoning Board of the Town of Corydon, Indiana, met in the Town Hall, 219 N. Capitol Avenue, Corydon, Indiana, on the 6th day of January, 2020.

The members of the Board present or absent were as follows:

Present:

Andrew Reich – Chairman

Eva North – Member

Jill Timberlake – Member

Lester Rhoads – Member

Glenn Thienel – Vice Chairman

Doug Denbo – Member

Tyson Uhl – Member

Absent:

None

Also present were Chris Byrd, Town Attorney, and Susan Mills, Assistant to the Town Manager. The meeting was called to order by Andrew Reich at 7:30 PM.

Everyone stood and recited the Pledge of Allegiance.

Andrew Reich welcomed two new Board Members, Doug Denbo and Tyson Uhl.

It was pointed out that Rachael Baelz was not at the meeting in December, but the minutes reflected her there and abstaining. Susan will change the error. Jill Timberlake made a motion to approve the minutes, with changes, from the December 2, 2019 Meeting. Eva North seconded the motion. The motion passed 7-0.

The next item on the agenda was the election of officers for the year. Eva North nominated Andrew Reich to continue as Chairman for the year. Les Rhoads seconded the nomination. The board voted unanimously for Andrew to serve as Chairman for 2020. Les Rhoads then nominated Glenn Thienel to continue in his role as Vice-Chairman. Eva North seconded the nomination and the Board voted unanimously to have Glenn serve as Vice-Chairman for 2020.

Susan Mills addressed the Board regarding the case 2020-1. Brad Eveslage, owner of 600 Farquar was given a letter two months previous advising him of a zoning violation. The property was being used as multi-family housing, but it was zoned as single-family housing. Mr. Eveslage addressed the Board, asking them for a change in zoning to bring his property into compliance. Glenn Thienel

stated that he was against changing the zoning to bring the violation into compliance. Mr. Eveslage then showed the Board copies of an electrical permit issued by the county nine years ago replacing meters. Members of the Board pointed out that an electrical permit from the County was not relevant to the zoning issue. Andrew read the list of the criteria used by the Board to make decisions. Eva North commented that she recalled this same property having complaints from his neighbors three and a half years ago. Eva reminded Mr. Eveslage that he told the Board then he would clean up his property. The Board then opened the floor for comments from the neighbors in attendance. Starr Guffe, 531 N. Mulberry Street, Barbara Savard, 214 N. High Street, David Duke, 613 Farquar Avenue, Michelle Saulman, 624 Farquar Avenue, Mike Biddle, 628 Farquar Avenue, Deborah and Gary Sieveking, 610 Farquar Avenue, Ryan Apple, 605 N. Mulberry, and Nancy Lopp 614 N. Capitol Avenue all spoke to the Board about the issues they have encountered with the tenants of 600 Farquar over the past few years. Star Guffe spoke about high grass and trespassing issues. Barbara Savard spoke about the amount of times the police have been to the rental home due to disturbances and drug use. Mike Biddle spoke up and said he had spoken with the County Sherriff, and Corydon had been dispatched to the home at 600 Farquar 25 times in the last 18 months. He spoke of several instances of significant damage to neighbors' cars done by the tenants of 600 Farquar. He also spoke of trash being thrown into other people's yards by the tenants. David Duke said that the quality of the tenants of 600 Farquar had deteriorated over the years, as had the house. He talked about the deplorable living conditions of 600 Farquar. Deborah Sieveking told the Board that she had lived in the neighborhood for 36 years. She said there were no eves and no soffit and animals were going in and out of the eves. She also discussed the lack of parking and the rudeness and intimidation the tenants of 600 Farquar Avenue displayed. Ryan Apple said he won't let his kids go into the backyard to play because of the neighbors living at 600 Farquar Avenue. Nancy Lopp told the Board she remembered when the house, at the time used as a single-family home, was sold to Mr. Eveslage's father-in-law 20 years previously. She said she had hoped they would tear it down or fix it up, but instead they moved people in, and it has gone downhill from there. Michelle Saulman asked Mr. Eveslage how he slept at night. At this point Andrew Reich stopped the conversation and made it clear that Ms. Saulman's comments were not appropriate for the venue. Mr. Eveslage said he evicted the people who were smoking pot. He also told the Board that they did not have a meth lab in the house. Andrew re-directed the conversation to the guidelines used by the Board to make their decision. Andrew then reminded the Board that he was pro-density within the Town, but went on to say, in this case, he did not believe it would benefit this district as to allow the change in zoning as it was not in keeping with the single family home community. Glenn restated his opposition to the change. Mr. Eveslage asked if he could have a year to fix up the property. Les Rhoads said Mr. Eveslage could fix his property up as a single-family residence. Eva North reminded the Board that they had discussed and agreed to ask the Town hire a per-case home inspector to help enforce the Town's unsafe building laws and that the Town Council had agreed, at their last meeting in December, to do so. Eva said that people should be allowed to live in a place that is safe and warm. Tyson Uhl said that Farquar Avenue was not a large enough street to accommodate the parking needs of three families in one lot. Glenn Thienel made a motion to deny the request. Lester Rhoads seconded the motion and the motion to deny

passed 7-0. Chris Byrd then told the board the maximum time generally, to require tenants to move was 60 days. He suggested the Board allow Mr. Eveslage's tenants the full 60 days. The Board agreed to give that amount of time instead of the usual 30 days to come into compliance.

Glenn presented the Board a power point presentation showing the items that were located at 109 Water Street (Old Icehouse) in early December, along with pictures showing the progress that had been made in the clean-up. Jill Timberlake and Andrew both asked Charles Ward what his plans for the business, going into the future, were. Mr. Ward told the Board that with one exception, he had not purchased any new inventory, and would not be doing so until he got what he had organized and cleaned up. At that time, he would only be replacing as he sold, not building up inventory. Eva suggested that Mr. Ward market his business and Andrew told Mr. Ward that it would be helpful if his business looked like a business. Glenn suggested the Board give Mr. Ward 90 days from the day of the meeting to accomplish the goal of the business not fitting the definition of a junk yard. Jill reminded them that the zoning violation was why they were here. Andrew stated again that even in an I-1 Zone junk yards were not allowed. The Board decided to have Glenn and Eva give updates every 30 days to make certain the progress was continuing, and that Mr. Ward was removing all the items that caused his business to fit the definition of Junk Yard.

At 8:51 Eva North made a motion to adjourn. Jill Timberlake seconded the motion, the motion passed, and the meeting was adjourned.

DATED: _____

SIGNED: _____

ATTEST: _____