

October 5, 2020

The Planning and Zoning Board of the Town of Corydon, Indiana, met in a virtual meeting via WebEx on the 5th day of October, 2020.

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

Present:

Andrew Reich – Chairman – Via WebEx
Glenn Thienel – Vice Chairman - Via WebEx
Jill Timberlake – Member- Via WebEx
Paul Hamann– Member- Via WebEx

Absent:

Doug Denbo – Member
Hope Schneider – Member
Tyson Uhl – Member

Also present were Chris Byrd, Town Attorney (via phone), Les Rhoads, Town Council President (via WebEx), and Susan Mills, Assistant Planning and Zoning.

Andrew Reich called the meeting to order at 7:30 PM

Glenn Thienel made a motion to approve the September 14, 2020 minutes. Jill seconded the motion and the motion passed 4-0

The Commission commented that having the minutes sooner helped them to be able to recall the meeting easier.

Glenn gave his thoughts on the Zoning possibilities on the West side of Chestnut and Poplar Street. He felt that they could be neighborhood business as they were currently all zoned industrial but were all being used as residential. Andrew concurred and reminded everyone that the zoning layout currently was that you could “go down but not up”, meaning that the residents could use B-1 zoning for neighborhood commercial or any type of residential. Chris reminded everyone that the old zoning laws would be grandfathered on the new zoning properties until the property was not used for its zoning. Andrew pointed out that most of the Town was currently B-1. Jill and Paul had no issues with Andrew and Glenn’s conclusion to change the current I-1 properties in the southwest corner of downtown Corydon to B-1. Chris went over the procedure for the Commission to make a recommendation to the Town for a Zoning Change. The Commission would need to identify the properties they wanted to change the zoning on, then they would need to set a date for a public hearing. The affected properties and neighboring properties would have to be notified by mail at least 10 days prior to the hearing. There

would also need to be an ad placed in the paper regarding the hearing at least 10 days prior to the hearing. At the hearing, the Commission would listen to comments from the public. The Commission would then decide at the next hearing what they wanted to recommend to the Town Council. At the next Town Council meeting following the decision, they would make a recommendation for Zoning Change to the Town Council. It would be up to the Town Council to approve or deny the request. Glenn suggested the Commission think about the best way to present the change, so people didn't get upset. Glenn pointed out that making sure industry could not operate next to their homes would make their property values go up, not down. Also, he felt it was important to point out that the zones would not change for the current owners, as they would be grandfathered in. Chris said he would be willing to draft a letter for review before the next meeting. Andrew said he would work with Susan and Chris to try and get it put together by the next meeting.

The next issue on the table was the "Junk" ordinance. It was discussed that some communities defined junk as nauseum, while some were broader. Several also defined a junk yard as well. Chris said that it was his opinion that the more detailed the ordinance is, the easier it would be to enforce. After a brief discussion it was decided that Chris would draft an ordinance with detailed definitions of junk and junk yard and send it to the Commission for review before their next meeting.

Les Rhoads told the Commission that the letters for weed compliance had been very effective and the Council was currently working with a building under the "unsafe building" ordinance and hoped it would be the first of many as there were quite a few blighted houses in Corydon. Les also talked about different Towns raising funds to put into a fund for tearing down blighted buildings. Andrew said he would be more than happy to help out with any project like that.

Paul made a motion to adjourn. Jill seconded the motion, and the motion passed 4-0. The meeting was adjourned at 8:20 PM.

DATED: _____

SIGNED: _____

ATTEST: _____