

November 6, 2019

**The Planning and Zoning Board of the Town of Corydon, Indiana, met in the Town Hall, 219 N. Capitol Avenue, Corydon, Indiana, on the 6<sup>th</sup> day of November, 2019.**

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

Present:

Andrew Reich – Chairman

Eva North – Member

Jill Timberlake – Member

Lester Rhoads – Member

Absent: -

Glenn Thienel – Vice Chairman

Rachel Baelz – Member

Judy Kennedy – Member

*Also present were Chris Byrd, Town Attorney, Rand Heazlitt, Town Manager and Town Planner and Susan Mills, Assistant to the Town Manager.*

The meeting was called to order by Andrew Reich at 7:00 PM.

Everyone stood and recited the Pledge of Allegiance.

Eva North made a motion to approve the minutes from the June 3<sup>rd</sup>, 2019 Public Meeting. Jill Timberlake seconded the motion. The motion passed 4-0.

The first item on the agenda was the improper use of a building located at 600 Farquar Street in Corydon. The property is zoned R-1 but is currently being used to house multiple rental families. Rand Heazlitt requested the Board allow Chris Byrd to send the owner a notice of improper zoning. Gary Sieveking, a neighbor living at 610 Farquar, spoke to the Board, stating that there were often 9-12 cars on the street at one time. Blake Cromwell also stated that there was garbage strewn along the yard and out into the street emanating from the property at 600 Farquar. Kayla Sallee was at the meeting with her husband and two children and her mother. Her mother told the board that her daughter had moved into an apartment in the building. She stated that her daughter was told by the landlord, Bradley Robert Eveslage, that he would make repairs within two months of her moving in the building. He did not. Kayla told the Board that she and her husband finally decided not to pay the rent and to look elsewhere for housing, however, Mr. Eveslage filed an eviction notice on them and now they cannot find housing. Jill Timberlake made a motion to have Chris Byrd send Mr. Eveslage a notice of improper use zoning violation. Lester Rhoads seconded the motion and the motion passed unanimously.

The next case was the property at 109 Water Street. Andrew Reich stated to the Board that according to the definition of Junk Yard in the Zoning Ordinance, the business located

at the Old Icehouse at 109 Water Street was in violation of the Ordinance. The Ordinance stated that Junk Yards in the open were not allowed in I-1. Charles Ward, who runs the business spoke to the Board and said he did not feel that his business was a Junk Yard. There was a lengthy discussion that followed regarding the definition of a Junk Yard. Andrew asked for a motion to send a letter of zoning violation to the property owner because the items being sold fit the Zoning Ordinance definition of a Junk Yard. Lester Rhoads asked the Board if they would consider giving Mr. Ward time to clean up the property and table the motion for the time being. After a brief discussion the Board agreed to table to motion until the next meeting. Mr. Ward agreed to bring his property into compliance by removing the items that fit the Junk Yard definition. Chris Byrd stated that BZA can give a variance and put restrictions on the business if the items in question are contained within the building.

Eva North made a motion to adjourn. Jill Timberlake seconded the motion. The motion passed 4-0. The meeting was adjourned at 7:52 PM.

DATED: \_\_\_\_\_

SIGNED: \_\_\_\_\_

ATTEST: \_\_\_\_\_