

May 4, 2020

**The Planning and Zoning Board of the Town of Corydon, Indiana, met in a virtual meeting via WebEx on the 2<sup>nd</sup> day of March 2020.**

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

Present:

Andrew Reich – Chairman

Glenn Thienel – Vice Chairman

Jill Timberlake – Member

Paul Hamann– Member

Doug Denbo – Member

Tyson Uhl – Member

Absent:

None

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

Andrew Reich waited to begin the meeting because Glenn Thienel had not logged on as of the scheduled time to begin the meeting. At five minutes after the scheduled time, 7:35 PM, Andrew called the meeting to order.

Everyone stood and recited the Pledge of Allegiance.

Tyson Uhl made a motion to approve the March 2, 2020 minutes. Jill Timberlake seconded the motion and the motion passed 5-0

The Board discussed the Rules of Procedure created by Andrew and approved by the Town Attorney. After a brief discussion, Tyson made a motion to adopt the new Rules of Procedure. Paul Hamann seconded the motion and the Board voted 5-0 in favor of adopting the Rules of Procedure. Immediately after the vote Glenn Thienel logged on and Andrew allowed him to add his vote to the Rules of Procedure. Glen voted yes, so the Rules of Procedure were adopted with a 6-0 vote in favor.

The Board discussed the need to appoint a seventh person in the absence of Eva North.

The Board had a discussion regarding the progress at 109 Water Street, aka the Old Icehouse. The manager of the business there, Charlie Ward, was online and stated that he had gotten rid of many old

tires and cleaned the place up, although he knew he could do more. He said he had brought in approximately 40 new backhoe and excavator buckets in the last few weeks but had disposed of a lot of tires. Rand Heazlitt asked the Board if they still felt like his business met the Town Ordinance Definition of junk yard. He reminded them that what they decide will set a precedent. Andrew Reich reminded the board that many of the properties surrounding 109 Water Street were currently zoned I-1 and I-2. Glenn asked if the Ordinance stated anything about selling items. The Board discussed the health issue of tires sitting out collecting water, and therefore mosquitos as well as the danger of fire and flood issues. Rand Heazlitt stated that as the Town's Flood Administrator he could not say that he was not concerned. Jill Timberlake stated that she was concerned of the precedent allowing the business to continue might set as there were still a lot of items that she believed created a "junk yard". Glenn Thienel made a motion that a committee come up with a list of acceptable and unacceptable items to find a compromise. Chris Byrd said the definition of "junk" was up to the discretion of the Board. Rand Heazlitt reminded the Board that if they went down the road of regulating what was onsite at the business, they would be responsible for creating oversight to follow the business over time. Jill asked Glenn to restate his motion. Glenn restated his motion. Paul Hamann seconded the motion. Tyson Uhl said that although it may be difficult to define a junk yard, when he sees stacks of tires, he assumes the place is a junk yard. Glenn suggested the Board create a committee of two-three people to determine what would and would not be acceptable at the business located at 109 Water Street. There was a lengthy discussion regarding what the committee would need to accomplish. Chris reminded the Board that they would not only have to set a standard, but if the business failed to meet that standard, there would have to be set ramifications. The Board then voted on Glenn's motion. The motion passed 4-0 in favor of Glenn's motion. Andrew Reich-no, Glen Thienel-yes, Paul Hamann-yes, Doug Denbo- Yes, Jill Timberlake- Yes, and Tyson Uhl – no.

Andrew then formed a committee of Glen Thienel and Paul Hamman to decide what was or was not to be allowed. Andrew asked if Rand wanted to be included. Rand said that yes, he would like himself and/or Susan Mills to be included in committee discussions or meetings. Chris Byrd would review.

Tri-kappa's question regarding their sign for the celebration of their 100<sup>th</sup> year was discussed. They were given permission to put up temporary yard signs as allowable by ordinance.

Paul made a motion to adjourn. Doug seconded the motion, and the motion passed 6-0. The meeting was adjourned at 8:35 PM.

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

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

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