

June 7, 2021

**The Planning and Zoning Board of the Town of Corydon, Indiana, met in the Town Hall, 219 N. Capitol Avenue, Corydon, Indiana, on the 7<sup>th</sup> day of June, 2021.**

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

**Present:**

Andrew Reich – Chairman  
Glenn Thienel – Vice Chairman  
Jill Timberlake – Member  
Doug Denbo – Member  
Harlan Fisher – Member

**Absent:**

Paul Hamann– Member  
Hope Schneider – Member

*Also present were Chris Byrd, Town Attorney, and Susan Mills, Assistant Planning and Zoning, Les Rhoads, President of Corydon Town Council, and Scott Flickner, Town Manager*

Andrew Reich called the meeting to order at 7:32 PM

The Board Members said the Pledge of allegiance.

Jill Timberlake made the motion to approve the minutes of the last regular meeting. Glenn Thienel seconded the motion and the motion passed 5-0.

Andrew asked Susan Mills if she had been able to get any information or quotes for codification of the Planning and Zoning Ordinances. Susan explained that the Town Council wanted to codify all the ordinances for all the Boards, and that Treggie King, Clerk-Treasurer was securing three quotes to bring to the Council.

The Board members discussed the previously proposed changes to the setbacks in the Zoning Ordinance. Glenn Thienel felt 5 feet was not enough room for the side or back of the properties. After a brief discussion, Glenn made a motion to accept the proposed changes to the zoning setbacks with the side and back setbacks for development changed to 10 feet instead of the suggested 5 feet. (see attached) Jill Timberlake seconded the motion and the motion passed 5-0. Glenn made a motion to have a Public Hearing on the setback revision on July 12, 2021, at 7:00 PM followed by the regular Planning and Zoning Meeting at 7:30 PM. Doug Denbo seconded the motion and the motion passed 5-0.

The board members discussed the proposed changes to the definitions of Nursing/Convalescent Home, and the additional definitions of Rehab/Treatment Facility and Skilled Nursing Facility. The Board also discussed which level of zoning would allow which facilities and it was suggested that in Column Two, section B-1 of the Permitted Principal Uses, the words "Any use permitted or restricted on appeal in a Residential District" be removed. After a brief discussion, Glen made a motion to accept the definition

changes and place Skilled Nursing as allowable in R-3, and Rehabilitation and Treatment Facility allowable with an appeal in R-3 and B-1, and allowable without appeal in B-2, (see attached). Jill seconded the motion and the motion passed 5-0. Jill made a motion to include these changes in the Public Hearing on July 12, 2021, at 7:00 PM. Doug seconded the motion and the motion passed 5-0.

Harlan Fisher made a motion to adjourn. Glenn seconded the motion. The motion passed 5-0. The meeting was adjourned at 8:37.

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

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

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