

The Corydon Planning and Zoning Commission met on Monday, December 4, 2017 at 7:30 pm. The meeting was called to order by President Glenn Thienel with the following members forming a quorum: Judy Kennedy, John D. Kintner, Eva North, Andrew Reich, Lester Rhoads and Jill Timberlake. Attorney Chris Byrd was present.

Commission President Glenn Thienel led the Pledge of Allegiance.

The first item on the agenda was the approval of the minutes from the October 2, 2017 meeting. A motion to approve the minutes was made by John D. Kintner. The motion was seconded by Judy Kennedy and passed 6-0. Jill Timberlake abstained from the vote due to her absence at the last meeting.

The second item on the agenda was the approval of signage for Leslie Williams Realtor located at 410 East Chestnut Street within the Special Sign District in a B-1 zone. Ms. Williams was still unable to obtain permission for the signage from her agency so the matter was not heard.

The third item on the agenda was the approval of signage for a new business for Wyamond Wilson. The Executive Secretary said Mr. Wilson had contacted her and he had decided not to open his business.

The fourth item on the agenda was Case No. 2017-4. Larry J. & Carolyn S. Schmidt were requesting a zoning change from R-1 to R-2 to allow a duplex to be constructed on their property. Due to the property being vacant it does not have a physical address.

The legal description of the property located in Lord's Subdivision on Lot#1, Block B in Corydon Indiana is as follows:

A parcel of land in Section 25, Township 3 South, Range 3 East, being Lot #1 in Block B in Lord's Subdivision to the Town of Corydon Indiana, being depicted as Lot 1 on a survey by Paul Primavera & Associates Job No. 14-13082, more particularly described as follows:

Commencing at a stone marking the Southeast corner of Lot #2 in Block B in the Lord's Subdivision, thence North $00^{\circ} 07' 49''$ West 64.89 feet to a #5 reinforcing bar with a yellow plastic cap stamped "Primavera & Assoc. #0049," this type of monument hereinafter referred to as a capped reinforcing bar, this being the point of beginning, thence North $89^{\circ} 17' 48''$ West 160.16 feet to a capped reinforcing bar, thence North $00^{\circ} 06' 28''$ West 64.88 feet to a one inch square bar, thence South $89^{\circ} 17' 48''$ East 160.14 feet to a capped reinforcing bar, thence South $00^{\circ} 07' 49''$ East 64.88 feet to the point of beginning, containing 0.239 acre, more or less.

Being a part of that property conveyed to Betty F. Clunie in Instrument No. 201401283 as recorded in the Office of the Recorder of Harrison County, Indiana.

Being subject to all easements, restrictions and rights-of-way of record.

Owner, Larry Schmidt stated the sales of his property was contingent on the zoning change R-1 to R-2. President Thienel said the lot is located in his neighborhood and he questioned the impact a duplex could have. Andrew Reich commented he was in favor as the change would provide housing that is needed in the area. He also added it was in keeping with the Comprehensive Plan. Town Manager Rand Heazlitt commented the housing market is tight. Lester Rhoads asked Mr. Giles what type of exterior finish he planned on using and the approximate rent he planned to charge. Mr. Giles said he planned on using vinyl siding so the duplex would blend in with the neighborhood and he thought the rent would be somewhere between \$750 and \$825. He added the units would be three (3) bedroom apartments with a single garage and ample parking. He also stated he planned on doing the mowing and

A motion was made by Eva North to approve the zoning change from R-1 to R-2. The motion was seconded by John D. Kintner and passed 7-0.

The last item on the agenda was the Public Hearing for Sign Ordinance 2017-7. This ordinance was advertised and listed on the agenda as Sign Ordinance 2017-6, but the number was used on another ordinance and had to be changed. President Thienel opened the hearing by asking for any comments from the public. Receiving none, Commission Member Jill Timberlake thanked members of the Sign Committee Andrew Reich, Lester Rhoads, Chris Byrd and Carolyn Hofelich for all their work in drafting the ordinance. Glenn Thienel asked the Council Members that were present if they had any problem with setting the fine or going to court if necessary for violations. Town Council members John D. Kintner, Eva North and Mark Parks confirmed the change was acceptable to them. A motion to have the Executive Secretary draft a letter to the Town Council recommending the passage of Sign Ordinance 2017-7 by Andrew Reich. The motion was seconded by Lester Rhoads and passed 7-0.

There being no further business to come before the Commission, a motion to adjourn the meeting was made by John D. Kintner with a second by Judy Kennedy. The motion passed 7-0.

DATE APPROVED: 1/2/18

ATTEST: Glenn Thienel

WITNESS: Carolyn F. Hofelich