

The Corydon Planning and Zoning Commission met on Monday, November 2, 2015 at 7:30 pm. The meeting was called to order by President Glenn Thienel with the following members forming a quorum: Fred Cammack, Judy Kennedy, John D. Kintner, Lester Rhoads, Jill Timberlake and Patricia Timberlake. Attorney Christopher L. Byrd also attended the meeting.

The first item on the agenda was the approval of the minutes from the October 5, 2015 meeting. John D. Kintner made a motion to approve the minutes with a second by Lester Rhoads. The motion carried 6-0. Jill Timberlake abstained.

The second item on the agenda was approval of existing signage on the front façade and the door of forgotten Furnishings located at 231 Chestnut Street. This location is zoned B-2. Joe Poe co-owner of the antique store was present to answer questions. After a brief discussion, Lester Rhoads made a motion to approve the signage. The motion was seconded by Fred Cammack and carried 7-0.

The third item on the agenda was regarding complaints received by John D. Kintner and the Executive Secretary regarding an ongoing yard sale at 399 Morris Avenue. A letter had been mailed on October 29, 2015 to property owner Darryl G. Autry to notify him this matter would be heard. Michael Marshall, tenant of this property, was present and stated he felt he was being singled out. He stated a neighbor down the street sells bicycles. Curtis Bumm, of 380 Morris Avenue stated he had just recently moved in and felt this situation was detrimental to the neighborhood. He also added he felt the items for sale were not what were usually found at a yard sale, but a flea market. A brief discussion regarding how the yard sale signs posed a danger to vehicles by blocking the view of traffic pulling onto Highway 62 and also Old Highway 135 and had blown out onto the highway. Mr. Marshall questioned what had happened to his signs as they were expensive. John D. Kintner said he would check with the street department to see if they still had them.

The fourth item on the agenda was an update regarding a shed being erected without a permit at 315 Lemmon Street. This property is owned by Shannon Burnett. The Executive Secretary stated she was in the process of issuing a permit and the shed had been moved and anchored down in compliance with the Town's Zoning Ordinance.

The next item on the agenda was an update on the progress of correcting a signage violation by Michelle Reichel at 1350 Old Highway 135. A certified letter regarding the violation had been sent to Ms. Reichel on October 8, 2015 by Town Attorney, Chris Byrd. The Executive Secretary stated she had received a phone call from Ms. Reichel on October 16, 2015. Ms. Reichel explained she had a heart attack and could not address the violation within the thirty (30) day time limit due to her health. She further added she had been advised by her physician she would not be able to go back to work until January 2016. Ms. Hofelich stated she took it on herself to give Ms. Reichel an additional thirty (30) days until she was able to bring this matter up before the Commission. After a brief discussion, a motion was made by Jill Timberlake to give Ms. Reichel until February 1, 2016 to correct the violation. The motion was seconded by Patricia Timberlake and carried 7-0.

The sixth item on the agenda was an update on the permanent residence violation at the Grand Trails RV Park located at the corner of Mulberry and Beech Streets. Executive Secretary, Carolyn Hofelich reported she had spoken with the owner Dennis Mann and he confirmed the resident had moved out resolving the violation.

The seventh item on the agenda was regarding a request received by the Executive Secretary for detailed documentation by an appraisal firm out of Norman, Oklahoma on the Corydon Nursing Home & Rehab located at 315 Country Club Road. Ms. Hofelich explained she had consulted with the Town Attorney and he had concluded with her that compiling this information would be time consuming, in addition to some of the requested information being readily unavailable. She further added she had conveyed to the appraisal firm she had to receive authorization from the Commission to provide written documentation on Town letterhead as they were requesting, but she had provided them with the Town Zoning Ordinances they had requested along with verbal confirmation of the zoning of the property. A motion was made by Judy Kennedy not to provide the additional information they were requesting. The motion was seconded by Patricia Timberlake and passed 7-0.

The next item on the agenda was the approval of the revised draft of the Comprehensive Plan. A list of the revisions was briefly discussed. A motion was made to approve the Comprehensive Plan by Jill Timberlake with a second by Judy Kennedy. The motion passed 7-0.

The ninth item on the agenda was discussion regarding the DNR meeting on October 29, 2015 at the Harrison County Community Foundation. John D. Kintner spoke of the requested changes to the Flood Ordinance verbiage regarding "individually" listed Historic Structures and the Historic District. These changes would allow changes to be made to structures that are, or may be designated, as "contributing". The Executive Secretary added this change would not require structures to stay below a renovation cost of fifty (50) percent of the assessed value, nor complete renovations in accordance with the Base Flood Elevation of five hundred, forty-six (546) feet plus two (2) feet. She further commented previous renovations must have been down within the original historical nature of the structure to be able to be submitted to be considered "contributing". Town Attorney Chris Byrd said he would work with the Executive Secretary on drafting an amendment to send to the DNR. Geoffrey Cooper, Vice Chairman of the Board of Zoning Appeals, stated time was of the essence so the amendment can be adopted in order for renovations to be done to improve structures within the Town before the Bicentennial Celebration. Eva North commented at this time Historic Structures built before 1929 can be considered for a status of "contributing".

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

DATE APPROVED: 12/7/15
ATTEST: *John D. Kintner*
WITNESS: *Carolyn L. Hofelich*