

The Corydon Planning and Zoning Commission met on Monday, October 5, 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, and Patricia Timberlake. Jill Timberlake was absent. Attorney Christopher L. Byrd also attended the meeting.

The first item on the agenda was the approval of the minutes from the August 3, 2015 meeting. John D. Kintner made a motion to approve the minutes with a second by Judy Kennedy. The motion carried 6-0.

The second item on the agenda was a complaint received by John D. Kintner regarding junk and debris, specifically an old gas tank in the back yard of property owned by Kenneth Hubler Jr. This property, located at 437 Ridley Street, also had high weeds and grass. After a brief discussion, Patricia Timberlake made a motion to have Attorney Chris Byrd draft a letter to Mr. Hubler. The motion was seconded by Judy Kennedy. The motion carried 6-0.

The third item on the agenda was a complaint received by John D. Kintner regarding junk vehicles and debris in the back yard of property located at 421 Ridley Street. This property is owned by R.W. & Rita Noel Jr. After a review of photographs and a short discussion Lester Rhoads made a motion to have Attorney Chris Byrd draft a letter to Mr. & Mrs Noel. The motion was seconded by Patricia Timberlake and carried 6-0.

The fourth item on the agenda was a complaint regarding a shed being erected without a permit at 315 Lemmon Street. This property is owned by Shannon Burnett. A motion was made by Patricia Timberlake to have Attorney Chris Byrd draft a letter to Ms. Burnett. The motion was seconded by Judy Kennedy and passed 6-0.

The next item on the agenda, a request for additional signage at 1365 Old Hwy. 135 was not heard due to the absence of Blue River Services representative Evelyn McPherson.

The sixth item on the agenda was 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 received a phone call from owner Dennis Mann in the response to the letter he had received from the PZC regarding this violation. She stated Mr. Mann assured her the tenant would not be staying permanently and was only using his RV temporarily. Lester Rhoads said he recently saw a "for rent" sign on the unit. After a brief discussion the Secretary was instructed to follow up with Mr. Mann.

The seventh item on the agenda was a complaint received by President Glenn Thienel regarding a signage violation by Michele Reichel. The signage is located at 1350 Old Hwy. 135. The total square footage of signage currently erected is 112 sq. ft. The Executive Secretary confirmed a permit had been issued for a 48 sq. ft. sign in 1996. The total square sign footage allowed in a B-2 zone is 50 sq. ft. After a brief discussion Patricia Timberlake made a motion to have Attorney, Chris Byrd draft a letter to Ms. Reichel. The motion was seconded by Lester Rhoads and passed 6-0.

The next item on the agenda was the non-compliance of a permit requirement to be in compliance with Flood Ordinance 2014-F-1 by Joseph Simon of 220 Poplar Street. Mr. Simon had previously been found in violation of the Town's Zoning Ordinance for failure to obtain a permit for a utility shed. This shed is located in the floodplain and is required to have vented openings in the east and west side. It was confirmed by Attorney Chris Byrd Mr. Simon had until January of 2016 to comply since the permit written on July 8, 2015 had been issued for 180 days.

The ninth item on the agenda was the Public Hearing of Ordinance #2015-5 Miscellaneous Zoning Change Ordinance. After a review of the ordinance, Patricia Timberlake made a motion to have the Executive Secretary write a letter to the Town Council recommending approval. The motion was seconded by Fred Cammack and passed 6-0.

The tenth item on the agenda was the review of the Comprehensive Plan. Amy Williams of TSW updated the Commission on the changes and/or corrections that had been made since the last review. John D. Kintner commented although the plan contains multiple ideas it is still a "wish book". The mention of an idea does not mean it is going to happen. Ms. Williams said the motion could be either favorable or non-favorable. A third option was not to make a recommendation at all. A favorable motion was made by Patricia Timberlake. The motion was seconded Judy Kennedy and passed 4-2.

There being no further business to come before the Commission, Fred Cammack made a motion to adjourn the meeting, with a second by Patricia Timberlake. The motion passed 6-0.

DATE APPROVED: 11/2/15

ATTEST: Geoff Thorne

WITNESS: Carolyn F. Hefelech