

The Corydon Planning and Zoning Commission met on Tuesday, September 5, 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 August 7, 2017 meeting. A motion to approve the minutes was made by John D. Kintner. The motion was seconded by Jill Timberlake and passed 7-0.

The second item on the agenda was the approval of signage for Giacomo's located at 100 East Chestnut Street within the Special Sign District in a B-2 zone. The matter was not heard.

The third item on the agenda was awning signage for Shaffer's 24 Hr Towing located at 204 West Walnut Street in a B-2 zone. The company name on the awning will be Quality Auto & Tire Sales & Service. A brief discussion was held regarding the storage of vehicles, but owner James Shaffer confirmed it would be located at his location off Highway 135. A motion to approve the signage was made by Jill Timberlake and seconded by Lester Rhoads. The motion passed 7-0.

The next item on the agenda was signage for Beaver Street Brick Oven & Grill located at 103 East Beaver Street in a B-2 zone. The owners submitted a request to erect façade signage on Beaver Street and window signage on both Beaver and Chestnut Streets. Mark Wiseman was unable to attend, but renderings were available to the Commission for review. A motion was made by Jill Timberlake to approve the signage. The motion was seconded by Andrew Reich and passed 7-0.

The fifth item on the agenda was Case No. 2017-1. Wayne J. and Donna K. Buchinsky were requesting a zoning change from R-1 to B-2 to reclass their property similar to the other adjoining properties.

The legal description for their property located at 1521 Old Highway 135 North is as follows:

Lots numbered one (1), two (2), and three (3) in Brown's Subdivision to the Town of Corydon, Indiana.

Also, a portion of Lot numbered twenty (20) being a part of the southwest quarter of the northeast quarter of Section 25, Township 3 south, Range 3 east, being a part of Brown's Subdivision to the Town of Corydon, commencing at the eastern corner of Lot No. 20 of said subdivision, thence along the south line of Lot No. 20 south 87° 30' 0" west 226.45 feet, thence north 55° 30' 0" east 192.04 feet to a lot corner between Lots numbered 3 and 4 of said subdivision, thence along the rear lot line of Lots numbered 3 and 2, south 34° 30' 0" east 120.00 feet, to the point of beginning, containing 0.265 acre, more or less.

David Timberlake who lives at 190 Hill Street was concerned another business in this location would cause more of a traffic problem. His property adjoins the rear of the Buchinsky's property. After a discussion, a motion was made by Lester Rhoads to approve the re-zoning of this property with a second by Andrew Reich. The motion passed 7-0.

The sixth item on the agenda was Case No. 2017-2. Larry W. Barton was requesting a zoning change from R-1 to B-1 to reclass his property so it can be used for business purposes. The property, located at 69 East Thomas Street, was the former location of the skating rink. After purchasing the property Mr. Barton found the property had never been zoned to be used for business purposes.

The legal description for this property is as follows:

Lots Seventy Three (73) and Seventy Four (74) in the Loweth Addition to the Town of Corydon

Subject to any and all easements, restrictions, rights-of-way, leases and/or other agreements of public record that may apply to the above-described real estate.

Also subject to any and all zoning requirements and/or other governmental regulations.

Rick Haines, the prospective buyer of the property addressed the Commission. He stated he plans to remodel the building and relocate his Tae Kwon Do school. It is now located in Lanesville, Indiana, but he is limited to two (2) days a week and may be losing that location completely in the future. He plans to hold martial art and tai chi classes. He also added the school will create an positive environment for the local youth and tai chi is very beneficial to the elderly. Several residents were present at the meeting to voice their concerns. Barbara Kendall stated since they began cleaning up the property she had seen several snakes and was also concerned about the traffic, dangerous blind hill and effect the school would have on her property value. Larry Bryant and his daughter who reside at 136 Cardinal Lane were also concerned about the additional traffic flow on the narrow street. Mr. Byrant stated there had been two (2) accidents in that area recently. A discussion was held regarding the above concerns and it was determined when the property is cleaned up there will not be so many snakes, and property values should increase once the building is renovated and the property is upkept. It was also confirmed adequate parking would be available and an increase in traffic would be minimal. Commission member Lester Rhoads recommended people should be encouraged to leave by Old Highway 135 to the west in lieu of Highway 337 to the east. President Glenn Thienel stated he felt the business would be an improvement to the neighborhood. A motion was made by Eva North to approve the change of zone with a second by Judy Kennedy. The motion carried 7-0.

Copies of the latest draft of the sign ordinance amendment was given to each of the Commission Members. Andrew asked the Commission to read over the draft and send any additional recommendations they have to him as soon as possible. President Glenn Thienel said if possible he would like to edit the draft so the old text was next to the new making it easier to see what changes had be made. He said he would try to get this done as soon as possible.

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: 10/2/17
ATTEST: Glenn Thienel
WITNESS: Carolyn J. Hoffelich