

The Corydon Planning and Zoning Commission met on Tuesday, January 3, 2017 at 7:30 pm. The meeting was called to order by President Glenn Thienel with the following members forming a quorum: John D. Kintner, Eva North, Andrew Reich, and Lester Rhoads. Attorney Chris Byrd was present. Commission members Judy Kennedy and Jill Timberlake were absent.

Commission President Glenn Thienel led the Pledge of Allegiance.

The first item on the agenda was the approval of the minutes from the December 5, 2016 meeting. A motion to approve the minutes was made by John D. Kintner. The motion was seconded by Eva North and passed 5-0.

The next item on the agenda was the election of a new President and Vice President of the Commission for 2017. A motion to retain Glenn Thienel as President was made by Eva North with a second by Lester Rhoads. The motion passed 4-0-1 with Glenn Thienel abstaining. Lester Rhoads made a motion nominating Andrew Reich as Vice President. Eva North seconded the motion. The motion passed 4-0-1 with Andrew Reich abstaining.

The third item on the agenda was regarding building, signage and driveway permits needed for property located at 601 North Capitol Avenue by Shafer Capital, LLC. Trotter House Treasures was opened by Jennifer Shafer in November 2016. The Executive Secretary explained at this time a signage permit had not been obtained. Ms. Shafer had not sent in the renderings for signage as requested, but had instead erected a freestanding sign on an existing frame in lieu of being advised not to by the Secretary. The Secretary explained the frame had been utilized a few years ago by the previous owner before the Sign Ordinance had been adopted. The Secretary also said she had informed Ms. Shafer that a building permit was needed from the Town and the County for the new decks/porches/landings that had been constructed. She further added a driveway/parking lot permit needed to be obtained from Street Superintendent Kenny Blum. After a discussion, a motion was made by Eva North to have Attorney Chris Byrd send a certified letter to Ms. Shafer regarding the violations. Eva North commented it was a shame a letter had to be drafted because the matter could have easily been fixed. The motion was seconded by Andrew Reich and passed 5-0.

The next item on the agenda was the signage issue for Keller Williams, a real estate office located on North Capitol Avenue. After a brief discussion, it was decided not enough time had passed since the certified letter had been mailed and also due to the holidays, the matter would be addressed at the February meeting. The Executive Secretary also brought up the signage for Flip-N-Gymtastics. She explained she had contacted Ms. Ritter, but she had not responded to date. The Commission decided they would also hear this matter at the February meeting if it was not resolved. A motion regarding both of these violations was made by Eva North with a second by Lester Rhoads. The motion passed 5-0.

Corey Williams of Century Mortgage Company was present to present signage renderings for his business located in a B-2 zone at 209 North Capitol Avenue. This business is located upstairs and lies within the Special Sign District. He was requesting to apply his logo to the downstairs entrance door since there is not a façade to affix the signage to. A motion was made by Andrew Reich to approve the signage with a second by Lester Rhoads. The motion passed 5-0.

The fifth item on the agenda was the permit violation by James R. Smith of 1365 Harrison Avenue. The Executive Secretary explained Mr. Smith had come into the office on more than one occasion to inquire about enclosing a portion of his carport. She explained to the Commission she had recently discovered Mr. Smith had completed the project without obtaining a permit. A motion was made by Andrew Reich to have the Executive Secretary contact Mr. Smith. The motion was seconded by John D. Kintner and passed 5-0.

Commission member John D. Kintner commented the PZC needs to start enforcing the rules and assessing penalties for violations to let people know they cannot continue to ignore the ordinances. After a brief discussion, President Glenn Thienel commented action needs to be taken when a matter is brought before the Commission.

The next item on the agenda was a problem with the zoning at 563 Highway 62 West (formerly, the Herman Miller property). The Executive Secretary explained an appraiser had come into the office to inform her about the discrepancy in the zoning versus the number of addresses on the property. The property was zoned R-2; however there were four addresses attached to the property. He wanted to make the Town aware of the situation and also that he was going to note it on the appraisal. After a brief discussion, the Commission decided to let Attorney Chris Byrd handle the matter since a member of his firm was handling the sale of the property.

Vice President Lester Rhoads inquired about the changes that were made to the Historic Preservation Ordinance after the PZC had approved it and sent it to the Town Council for adoption. Eva North explained the Town Council has the authority to make changes they deem necessary before adopting an Ordinance without it going back to the PZC.

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 Lester Rhoads. The motion passed 5-0.

DATE APPROVED: 2/6/17
ATTEST: *Glenn Thienel*
WITNESS: *Carolee A. Hoffeloch*