

The Corydon Planning and Zoning Commission met on Monday, April 3, 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 March 6, 2017 meeting. A motion to approve the minutes was made by John D. Kintner. The motion was seconded by Judy Kennedy and passed 7-0.

The second item on the agenda was the approval of façade signage for Youngs Country Market located within the Special Sign District at 200 & 210 South Capitol Avenue in a B-2 zone. Owner Nick Young was present. After a brief discussion regarding what products the business would offer, a motion to approve the signage was made by Eva North. The motion was seconded by Lester Rhoads and carried 7-0.

The third item on the agenda was the approval of a projecting sign for Beaver Street Tap Room located within the Special Sign District at 109 East Beaver Street in a B-2 zone. Mark Wiseman was present and gave a summary of the changes taking place at the brewery and restaurant. After a brief discussion regarding how the sign would be secured a motion to approve the signage was made by Lester Rhoads and seconded by Andrew Reich. The motion carried 7-0.

The fourth item on the agenda was the approval of façade signage for the White House Candy Co. located within the Special Sign District at 317 East Chestnut Street in a B-2 zone. Co-owner Dan Capelle presented renderings showing the placement of the three (3) façade signs; one on the front façade of the small house and one on both the front and back façade of the barn/garage. A lengthy discussion was held regarding the freestanding sign planned to be placed near the northern most edge of the front porch. It was determined the planned placement of this sign would not meet the ordinance setback requirements. After a brief discussion it was decided a variance request would need to be filed for the freestanding sign. A motion was made to approve the three façade signs by Jill Timberlake with a second by Judy Kennedy. The motion passed 7-0.

The last item on the agenda was the approval of window signage for L J Treasures Gifts and Consignments located at 402 North Capitol Avenue within the Special Sign District in a B-2 zone. Owner Landra White gave a brief summary of her charity based business. She explained all proceeds from sales goes to purchase medical equipment for veterans. Ms. White has four other stores that are run by her family members. John D. Kintner told Ms. White he had received more complaints about her temporary signage. He told her she could still keep the temporary sign up as until she got her permanent signage as they had previously discussed, but requested she trim it down. A motion was made by John D. Kintner to approve the vinyl lettering signage. The motion was seconded by Lester Rhoads and passed 7-0.

Under old business Commission President Glenn Thienel opened the floor regarding the violation by Mike Sphire, owner of property located at 129 South Mulberry Street, by asking the Executive Secretary and Attorney Chris Byrd if they had received any response after the Notice for Work on Existing Building in Flood Hazard Area had been sent. Both confirmed they had not been contacted by Mr. Sphire. Jill Timberlake said she had walked by the location and two men were working inside the structure. President Thienel thought perhaps the Commission should



have Attorney Byrd write another letter notifying Mr. Sphire he had five days to make an effort to work out this issue or the Town would begin fining him since he had not answered the "notice" that had been mailed to him. Andrew Reich questioned if the property was elevated enough that the structure was above floodplain grade (FPG). The Executive Secretary confirmed she did not have an Elevation Certificate on the property although she had asked for one from Mr. Sphire before he began the project. She further added she had requested work orders and/or copies of a quote to substantiate that some of the floors had acutally caved in due to termite damage. Attorney Byrd felt more time to work the problem out was in order due to the past history the Town has had with Mr. Sphire. In her capacity as Town President Eva North said she would try to contact Mr. Sphire. Jill Timberlake made a motion to give Ms. North time to work out a solution. The motion was seconded by Judy Kennedy and passed 7-0.

Andrew Reich stated no one from the Commission had contacted him to date regarding amending the sign ordinance, but he had reviewed several ordinances and would like to form a Committee to review his suggestions. He read a few comments from a memo he had sent to the Commission members which included exempting certain signs, such as window signs, from needing a permit and allowing the Executive Secretary to approve signs instead of the PZC. Andrew commented he also felt a lot of time was spent on sign approval that could be better spent addressing other issues. He also stated he felt the Commission should not be used for enforcement. Attorney Chris Byrd stated he did not like sending out violation letters. Commission President Glenn Thienel questioned who should enforce the ordinance. The Executive Secretary stated the decision to have the PZC approve signage and enforce the sign ordinance was made at the request of PZC and Town Council members. John D. Kintner stated he was one of the members who had made the request. The Executive Secretary commented she felt the Commission and members of the audience had been able to have contact with the four (4) business owners that had been on tonight's agenda. She further stated all present now knew something about the new businesses and could help spread the information to others which would help to promote them. Jill Timberlake commented she agreed changes needed to be made to the Sign Ordinance. A motion was made by Andrew Reich to form a committee to review the Sign Ordinance. The motion was seconded by Eva North and passed 7-0.

Glenn Thienel appointed Andrew Reich to serve and be responsible for setting a time for the Committee to meet. Lester Rhoads, Chris Byrd and Carolyn Hofelich also agreed to set on the Committee.

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 Judy Kennedy. The motion passed 7-0.

DATE APPROVED: 5/1/17

ATTEST: Glenn Thienel

WITNESS: Carolyn J. Hofelich