

The Corydon Planning and Zoning Commission met on Monday, November 7, 2016 at 7:30 pm. The meeting was called to order by Vice President Lester Rhoads with the following members forming a quorum: John D. Kintner, Eva North and Andrew Reich. Attorney Chris Byrd was present. Commission President Glenn Thienel and members Judy Kennedy and Jill Timberlake were absent.

The first item on the agenda was the approval of the minutes from the October 3, 2016 meeting. John D. Kintner made a motion to approve the minutes with a second by Eva North. The motion carried 4-0.

The next item on the agenda was the approval of a free-standing sign for Treasures of Corydon, located at 1699 Old Highway 135 NW in a B-2 zone. Genie Stamper, owner of the business was present to answer any questions regarding the sign. Ms. Stamper said the 104.5" x 34.5 panel would be placed on the lower half of the existing frame. This total square footage of the panel would be 25.04. The Executive Secretary advised Ms. Stamper if she submitted the specs on the signage to be placed on the building she would incorporate both signs on the same permit. After a brief discussion a motion was made by Eva North with a second by Andrew Reich. The motion passed 4-0.

The third item on the agenda was signage for Keller Williams Real Estate office located on North Capitol Avenue in a B-2 zone. Owner Craig Eberle had been notified of the violation of signage erected without a permit. Mr. Eberle was not present. The Executive Secretary was instructed to place a call to Mr. Eberle reminding him of the need to obtain a permit for his existing signage.

The fourth item on the agenda was for free-standing signage erected without a permit by Emery's Ice Cream located at 120 West Walnut Street. Trish Bizzell, who was to be the representative for Mr. Paul was not present at the meeting. Commission Member John D. Kintner requested it to be noted in the minutes that he was not the commission member who reported the violation of signage without a permit by Kevin Paul of Emery's Ice Cream. After a brief discussion, the Commission decided to give Mr. Paul another month to comply with the Sign Ordinance.

The next item on the agenda was review of the pending ordinance to create a Historic Preservation Commission. A draft was provided to the commission members prior to the meeting for their review. Vice President, Lester Rhoads opened floor to comments and/or discussion. Eva North explained this ordinance was necessary to insure the preservation of downtown Corydon while complying with the Flood Ordinance. This would allow "contributing" properties to exceed the fifty (50) percent rehabilitation limit. She further added the JJ Bulleit and Stonecipher property owners had received grants in the amounts of \$100,000 and \$87,000 respectively from the state to help preserve and rehabilitate their buildings. Commission Member Andrew Reich commented this ordinance was being written to allow property owners to be able to do major renovations to their buildings without cost limitations. Ms. North mentioned members of the Preservation Commission would be residents of Harrison County, but the Advisory Board would be made up of qualified individuals. She suggested Larry Timberman of Michell Timberman and Ritz Architects. Carolyn Hofelich stated Laura Renwick of Indiana Landmarks had offered her services. A discussion was held regarding the impact this ordinance would have on contributing and non-contributing properties that did not want to participate as they would be subject to a review by the Historic Preservation Commission if they wanted to rehabilitate their properties. John D. Kintner commented he felt this ordinance was going too far in controlling what property owners could and could not do to their buildings.

would off per 12/5/16 minutes

Dan Capelle, co-owner of Merchandise and More, LLC stated he wished both his parcels had been "contributing" as he would have liked to have taken advantage of this ordinance. The Executive Secretary assured Mr. Capelle she had taken care of this on his behalf several months ago and both of his parcels were classed as "contributing". The Executive Secretary stated a Public Hearing would be held on Monday, November 14, 2016 at 7:00 pm the Town Hall for Ordinance No. 2016-13, An Ordinance to Create A Historic Preservation Commission. She further added if the Ordinance was approved unanimously by the PZC she would present it to the Town Council their regularly scheduled meeting for approval.

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 Eva North. The motion passed 4-0.

DATE APPROVED: 12/5/16
ATTEST: *John D. Kintner*
WITNESS: *Carolyn J. Hoffelich*