

The Corydon Planning and Zoning Commission met on Tuesday, July 5, 2016 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, and Jill Timberlake. Attorney Chris Byrd was present. Commission members Lester Rhoads and Jennifer Timberlake were absent. President Glenn Thienel led the Pledge of Allegiance.

The first item on the agenda was the approval of the minutes from the June 6, 2016 meeting. John D. Kintner made a motion to approve the minutes with a second by Judy Kennedy. The motion carried 4-0. Jill Timberlake abstained due to her absence at the last meeting.

The next item heard was Case No. 2016-2. C. Cecil & Dwanna F. Trobaugh were requesting a zoning change from R-3 to R-1 on their entire parcel located at 324 Wyandotte Avenue. This entire parcel was zoned R-3 due to an error made in 1989 by the Corydon Planning Commission. At that time a request was made to re-zone only the northern portion of the parcel, but the change was made to the entire parcel.

The Executive Secretary stated the Board of Zoning Appeals had approved a variance to the Trobaugh's earlier in that evening to operate the trailer/mobile home park contingent on the approval of a zoning change by the Corydon Planning and Zoning Commission and final approval by the Corydon Town Council.

Attorney John Colin addressed the Commission on behalf of the Trobaugh's to the need for additional lower income housing within the Town. He began by giving a brief history of the mobile home park which only encompasses the southern portion of the parcel containing seventeen (17) homes at the present time. The proposed expansion of the northern portion of the parcel would allow for approximately fifteen (15) additional units. Mr. Colin described the process that would need to be followed to expand the trailer/mobile home park. He stated plans for the park would need to be drawn up by an engineer and submitted to the Indiana Department of Health for approval per Rule 6 of the IAC. He added a good mix in housing needed to exist in Corydon and he felt the expansion of the trailer/mobile home park would contribute to that need. The front four (4) trailers would eventually be eliminated as the residents decided to move, but no one would be forced to relocate their trailers with the exception of two units at the back of the park to allow the roads to be extended to the back portion of the parcel.

President Glenn Thienel agreed there was a need for lower income housing, but suggested the Commission delay their decision until the plans had been completed. Mr. Colin responded the plans would cost several thousand dollars and they did not want to go to that expense without assurance approval to re-zone the property would be granted.

Randall Hisey, whose property is located at 380 Wyandotte Avenue lays directly west of the trailer/mobile home park. He stated he did not have a problem with the park, but would like to have the trees in and around the sink hole at the southwest corner of the Trobaugh parcel remain serving as a buffer to his property. Mr. Hisey added he keeps his property neat and clean and would like to see the park kept up.

Donnie Brown, owner of an apartment complex lying west of the proposed expansion, stated he would like to have a barrier of some type of fast growing trees and/or shrubs. Mr. Brown said he had gone to the two other existing parks in the vicinity and the newer one of the two had already begun deteriorating. He added over the past thirty (30) years Wyandotte Avenue has improved and he would like to see it continue.

Commission member Jill Timberlake said expansion of the trailer/mobile home park would allow for the improvement of the existing park. John D. Kintner stated he agreed the existing trees should be kept as a barrier if possible. There being no further comments from the neighbors President Thienel called for a motion. A motion was made by Judy Kennedy to have the Executive Secretary draft a letter to the Corydon Town Council requesting their approval of the zoning change from R-3 to R-1 for the entire parcel owned by C. Cecil and Dwanna F. Trobaugh. The motion was seconded by Jill Timberlake and passed 5-0.

The third item on the agenda was the clean-up of Kenneth Hubler's property located at 437 Ridley Street. President Glenn Thienel had taken pictures for review. A complaint had been made several months ago regarding the debris and weed problems in the back yard. Due to health problems Mr. Hubler had been given several months to clean up his property. After a brief discussion it was decided although the yard still needs some work Mr. Hubler has made a substantial improvement and at this time the matter will be considered closed.

Catherine Turcotte, of Main Street Corydon gave a brief summary of the upcoming event "Corydon Capital Days" that will take place on July 9<sup>th</sup> and July 10<sup>th</sup>. She handed out flyers to the Commission Members and the audience.

Eva North gave an update on Stellar. She said approximately thirty (30) people from the State would be here for a site visit on Thursday, July 14<sup>th</sup>. She stated to prepare for the visit several signs would be placed throughout the Town to show support for Stellar and to identify projects from approximately 6:00 am to 1:00 pm. She added in order to place these signs the Town would have to break the sign ordinances for the day.

There being no further business to come before the Commission, John D. Kintner made a motion to adjourn the meeting, with a second by Jill Timberlake. The motion passed 5-0.

DATE APPROVED: 8/1/16  
ATTEST: Glenn Thienel  
WITNESS: Carolyn J. Hofelich