

The Corydon Planning and Zoning Commission met on Monday, June 6, 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 Jennifer Timberlake. Commission members Lester Rhoads and Jill Timberlake were absent along with Attorney Chris Byrd.

The first item on the agenda was the approval of the minutes from the April 4, 2016 meeting. John D. Kintner made a motion to approve the minutes with a second by Eva North. The motion carried 4-0. Glenn Thienel abstained due to his absence at the last meeting.

The next item heard was an easement amendment request by Darrell Voelker on behalf of Harrison County Economic Development Corporation (HCDEC) and Trilogy Real Estate Harrison, LLC. Mr. Voelker explained the Landscape Easement Amendment and Agreement he was presenting read to remove the existing easement upon the real estate Trilogy had purchased. He further added the rest of the original landscape easement, now located on property owned by HCDEC, would be moved approximately three hundred (300) feet south. The original easement was part of the Homestead Manor North PUD set up by Robert Lynn in 2008. This easement was located at the northern most end of Mr. Lynn's property, however, he abandoned part of the subdivision. The abandonment resulted in the easement now being located approximately three hundred (300) within the property now owned by HCDEC. A motion was made by Eva North to vacate the easement on the property now owned by Trilogy and move the remaining easement south to where it abuts with the northern most property lines of the owners of the residences of Homestead Manor North First Addition. The motion was seconded by Jennifer Timberlake and passed 5-0.

Another discussion was held regarding the definition of the landscape easement. Judy Kennedy and John D. Kintner spoke of the details of the original easement. It included trees to block noise, lights and provide privacy. Glenn Thienel added the buffer would be important to the residents. A motion was made by Eva North to keep the definition of the landscaping easement in the Landscape Easement Amendment and Agreement per the original PUD. The motion was seconded by Judy Kennedy and passed 5-0.

The third item to be heard was a request to erect a projecting sign by Gene Mosley of Indian Creek Market located at 109 East Chestnut Street. This property is located within the Special Sign District and is zoned B-2. After a brief discussion regarding the requirements for a projecting sign, a motion to approve the signage was made by John D. Kintner. The motion was seconded by Judy Kennedy and passed 5-0.

The next item was the Public Hearing for the Town of Corydon Grease Trap Ordinance No. 2016-02. President Thienel opened the floor for any comments from the public. Darrell Voelker spoke to the importance of the ordinance to protect the Town's sewer lines. A motion was made by John D. Kintner to have the Executive Secretary draft a letter expressing the Commission's approval and to request the adoption of the Ordinance by the Town Council. The motion was seconded by Judy Kennedy and the motion passed 5-0.

Executive Secretary, Carolyn Hofelich updated the Commission on the status of the signage for the Red Mill. She stated the signage should be erected sometime within the next two weeks in the south corner of the entrance to the Old Town Store located at 110 South Mulberry Street.

Glenn Thienel noted the Executive Secretary had made him aware of several temporary sign violations which include: Art at the Old Capitol, Dead to Dope, God in the City, Old Capitol Preschool and Todd's Tree Service. While these signs do not require a permit, they are limited to being up ten (10) days prior to, and removed within twenty four (24) hours following an event. Additionally, they are limited to a total of six (6) square feet in area and can only be placed every one-quarter (1/4) mile. A discussion was held regarding the problem of the excessive violations and the negative impact they have on the Town. The Executive Secretary stated while each violator feels their event is important, she does not have the authority to pick and choose which signs should be removed or be allowed to remain. Jennifer Timberlake made a motion to have the Executive Secretary try to obtain a phone number to call the different organizations and inform them of the violation. If the parties do not remove the signs, it was recommended the signs be removed and kept at the Town Garage for one (1) week before disposing. The motion was seconded by Eva North and passed 5-0.

Mr. Thienel also stated there were two (2) permanent sign violations. Medi Home Care had moved into a new location at the Jay C Plaza and erected business signage without obtaining a permit. Also, Yoga on Ridley located at 400 Ridley Street had erected signage without obtaining a permit. A motion was made by Eva North to have Chris Byrd write a letter to each business regarding obtaining a permit for their business signage. The motion was seconded by Judy Kennedy and passed 5-0.

Additional zoning violations were brought to the Commissions attention by Glenn Thienel. David Shafer, of 328 Poplar Street had erected a two story detached garage in lieu of the permitted one story garage within the floodplain. While Mr. Shafer had explained the situation to the Executive Secretary by saying the builder had erected the trusses incorrectly and the second story was the best solution to enhance the aesthetics of the garage. He also added he felt the garage did not violate the four hundred (400) square foot limit as he was not going to utilize the upper story although a permanent staircase has been erected leading to the second floor. The Executive Secretary said she had taken additional measures to insure this would not happen when issuing the permit by attaching excerpts from the Town's floodplain ordinance to the permit and having multiple conversations with Mr. and Mrs. Shafer. A motion was made by Eva North to have Attorney Chris Byrd write a letter to notify the Shafer's of the violation with a second by Jennifer Timberlake. The motion passed 5-0.

Joe Simon, of 220 Poplar Street, is in violation of the Town's Flood Ordinance for failing to cut the required openings in his storage shed. The shed was originally erected in July of 2015. A motion was made by John D. Kintner to have Attorney Chris Byrd draft a letter notifying Mr. Simon of the violation. The motion was seconded by Jennifer Timberlake and passed 5-0.

Other zoning violations included the erection of pergolas without obtaining a permit by Mainstreet of Corydon Indiana at the Farmer's Market location and Zimmerman's Art Glass. A motion was made by Judy Kennedy to have Attorney Chris Byrd draft letters regarding both of these violations. The motion was seconded by Eva North and passed 5-0.

President Glenn Thienel followed up by saying all violations must be addressed in order to maintain the purpose and intent of the Town's Ordinances.

Due to the next meeting falling on July 4th a motion was made by Jennifer Timberlake to move the meeting to Tuesday, July 5, 2015. The motion was seconded by Judy Kennedy and passed 5-0.

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

DATE APPROVED: 7/5/16

ATTEST: Ben Michael

WITNESS: Carolyn F. Hoffelich