

The Corydon Planning and Zoning Commission met on Monday, December 5, 2016 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, Lester Rhoads, Judy Kennedy 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 November 7, 2016 meeting. Judy Kennedy made a motion to approve the minutes with the omission of the word "would" in the second to the last sentence in the last paragraph on page 180. The motion was seconded by Eva North and passed 5-0 with Glenn Thienel and Jill Timberlake abstaining.

The next item on the agenda was the approval of the minutes from the November 14, 2016 Public Hearing for Ordinance No. 2016-13. Andrew Reich made a motion to approve the minutes with the omission of the third bullet (Jurisdiction of the Commission is limited to the Flood Plain) on page 181b. The motion was seconded by Eva North and the motion was passed 6-0 with Glenn Thienel abstaining.

The third item on the agenda was Case No. 2016-3. Furthering Youth, Inc. d/b/a Boys & Girls Clubs of Harrison Crawford Counties. Executive Director, Kim Grizzel was requesting a re-zone from R-1 to B-1 at 540 & 600 East Chestnut Street. Ms. Grizzel explained to the Commission that the sale of their property depends on the approval of the re-zoning request. The potential buyer plans on developing senior housing and possibly retail spaces which would benefit the residents. Dennis Kirkham, who resides at 539 East Chestnut Street, made a recommendation that no parking be allowed in front of the building. He added several accidents have occurred there over the years. He also commented on the birds that swarm the chimney each evening around 8:30 pm. He wanted to make sure the birds would not be disturbed, but other than that he had no objection to the zoning change. Sue Riddle, of 528 East Chestnut Street, suggested the garage and fence be torn down. She also wanted assurance no outgoing traffic would exit on the alley side of the property and also stated she had no problem with the zoning change. Eva North told both home owners their concerns would need to be addressed with the developers as the only decision before the Commission was with regard to the zoning. She did, however assure both Mr. Kirkham and Ms. Riddle she would make the new owners aware of their concerns.

The fourth item on the agenda was an update regarding the free-standing signage erected without a permit by Emery's Ice Cream located at 120 West Walnut Street. The Executive Secretary reported she had witnessed the sign being removed on November 17, 2016.

The next two items on the agenda were pertaining to Trotter House Treasures and Shafer Capital LLC. Ms. Shafer, who is the co-owner of both entities, was not present at the meeting although she was scheduled to appear to get her signage approved. The Executive Secretary reported she had received complaints from two neighbors and also from two of the Commission members regarding the new decks that had been built, the parking lot, and the blockage of the view of drivers entering North Capitol Avenue by Ms. Shafer's cart and signage. She also added she had previously met with Ms. Shafer and discussed her sign placement and the permit procedure. Ms. Shafer had explained she needed to erect her signage before the meeting because her grand opening date was November 26th. The Executive Secretary stated she had told Ms. Shafer the requirement of the sign being placed ten (10) feet from the property line and also cautioned her on blocking the view of drivers entering North Capitol

Avenue from Hurst Lane. She stated she also told her she had "permitted existing signs" in the past when time would not allow a permit to be issued, but to make sure she was in compliance as the existing frame was too close to the property line. She also added she had contacted Terry Miller of the Harrison County Plan Commission to inquire as to how he wanted to handle the permitting of the decks since this was a commercial business. She explained Mr. Miller had said at a minimum he wanted to permit the decks and have the County inspect the decks/steps, but would not require a State Design Release. She also recapped a conversation she had with Kenny Blum, Street Superintendent for the Town. Mr. Blum confirmed a driveway permit should have been obtained by Ms. Shafer prior to creating an entrance onto Hurst Lane. A motion was made by Jill Timberlake to have the Executive Secretary contact Ms. Shafer regarding the need for a permit from the Town and the County regarding the sign, deck, cart and parking lot violations. The motion was seconded by Andrew Reich and passed 7-0.

The seventh item on the agenda was the signage violation by Keller Williams, located on North Capitol Avenue within the Special Sign District. The Executive Secretary explained she had contacted Mr. Eberle regarding obtaining a permit as the Commission had instructed her to do in November. Lester Rhoads made a motion to have Attorney Chris Byrd to draft a letter to Mr. Eberle. The motion was seconded by Eva North and passed 7-0.

The Executive Secretary brought up two other sign violations that had been brought to her attention after the agenda was set. The first was for Harmony & Health located at 220 East Chestnut Street within the Special Sign District. Two feather signs had been placed in the flower pots in front of the store. Eva North made a motion for the Executive Secretary to call Ms. Frantz and inform her of the violation. The motion was seconded by Jill Timberlake and passed 7-0. The second violation was signage erected without a permit by Flip-N-Gymtastic located at 827 East Chestnut Street. A motion was made by Jill Timberlake to have the Executive Secretary call the owner to inform them of the violation with a second by Lester Rhoads. The motion passed 7-0.

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 7-0.

DATE APPROVED: 1/3/2017
ATTEST: *Jean Thieme*
WITNESS: *Carolyn F. Hofflich*