The Corydon Planning and Zoning Commission met on Monday, October 2, 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, and Lester Rhoads. Jill Timberlake was absent. Attorney Chris Byrd was present.

Commission President Glenn Thienel led the Pledge of Allegiance.

President Thienel took a moment to remember the passing of Fred Cammack. He spoke of the many things Fred accomplished as the President of the Town for forty (40) years, but also as a member of the PZC. He recalled the installation of the water line from Mauckport to Corydon eliminating the need for the Town to buy water from Ramsey Water Company and the installation of the sidewalk going up the north hill. He ended by stating Fred gave of himself to the Town for many years and he will be sorely missed. Mr. Thienel also remembered the people devastated by the hurrricanes, victims of the shooting in Las Vegas and the "ordinary people" that were heroes.

The first item on the agenda was the approval of the minutes from the September 5, 2017 meeting. A motion to approve the minutes was made by John D. Kintner. The motion was seconded by Judy Kennedy and passed 6-0.

The second item on the agenda was the approval of signage for Leslie Williams Realtor located at 410 East Chestnut Street within the Special Sign District in a B-1 zone. The matter was not heard.

The third item on the agenda was Case No. 2017-3. Kirkland Financial, LLC requested a zoning change from B-2 to I-1 to reclass two (2) parcels of their property. The owner had a prospective buyer, but the sale was contingent on the re-zoning of the property to allow the operation of a welding/fabrication shop.

The legal description for Parcel #31-10-31-178-018.000-008 located at 701 East Chestnut Street is as follows:

ALSO, the following described tract of land lying and being in the Town of Corydon, in said County and state and being situated on East Chestnut Street in said town, to-wit: A part of the northwest quarter of Section 31, Township 3 south, Range 4 east and being 50 feet off the west side of a tract of land in said quarter section conveyed by William D. Littell and John W. Littell and wife to William Howard by deed bearing date of July 5, 1859, recorded in Deed Book #2, page 464, in Recorder's Office of said county, same being situated on the said street which was formerly the Corydon, Lanesville and New Albany Plank Road, and fronting on said 50 feet and lying immediately west of a lot of ground owned by Jennie E. Rowland in her lifetime, the land herein conveyed being same land occupied by Amanda Heth in her lifetime.

ALSO, 55 feet of the west side of the following described tract of land; A part of the northwest quarter of Section 31, Township 3 south, Range 4 east, bounded as follows: Beginning at a point in the main channel of Little Indian Creek being the point where the lands formerly owned by Carter Likens and Nicholas Klebar cornered on the 19th day of September, 1863, and running thence north with the line dividing the lands formerly owned by said Likens and Klebar to the south side of the New Albany, Lanesville and Corydon Plank Road, thence west 110 feet to the corner of lot formerly owned by Amanda Heth, thence south with the east line of the lot formerly owned by Amanda Heth to a point in the main channel of Indian Creek, thence east with the meanders of said creek to the place of beginning. Being the same land conveyed to Jennie E. Rowland, April 30, 1901, by Lavisa Heth by deed recorded in Deed Record B-4, page 92. Subject to all easements.

ALSO, a certain tract or parcel of land fronting on Chestnut Street in the town of Corydon, Harrison County, Indiana, said Chestnut Street what was formerly the Lanesville, New Albany and Corydon Plank Road, the same being a part of the northwest quarter of Section 31, Township 3 south, Range 4 east, described as follows: Beginning at the northwest corner of a parcel of land now owned by Effie Stepro, formerly owned by Amanda Heth, thence south with the Effie Stepro line to the center of Indian Creek, thence west with the center of Indian Creek to the lands formerly owned by Jennie May, thence north with the east line of the lands of said Jennie May to the south side of Chestnut Street, thence east with Chestnut Street to the place of beginning.

ALSO, a plot or parcel of land in the town of Corydon, Harrison County, Indiana, being a part of the northwest quarter of Section 31, Township 3 south, Range 4 east, bounded as follows, to-wit: Beginning on Chestnut Street in the town of Corydon, Indiana, in the south edge of what was formerly the New Albany, Lanesville and Corydon Plank Road, at a point 178 feet east of the northeast corner of Lot No. One (1) in Rice's Survey in said town, the same being the northeast corner of a tract of land formerly owned by William H. Fravel, (See Deed Record Y-4, page 56, in the Recorder's Office, of Harrison County, Indiana) and running thence south on the east line of said Fravel's lot 160 feet, to the southeast corner of said Fravel's lot, thence west on the south line of said Fravel's lot 135 feet and continuing west about 43 feet on the south line of a tract of land formerly owned by William J. Arnold (See Deed Record Y-4, page 72, in the Recorder's Office of Harrison County, Indiana), to the lands formerly owned by the Corydon Milling Company, now the Eureka Milling Company, thence south and east with the line of said Milling Company's land to the lands of Charles L. Dick, thence east and north with the meanders of the line of said Dick's land around to the south side of Chestnut Street, as aforesaid, to the northwest corner of a tract of land conveyed by Perry F. Windell and wife to Charles L. Dick, March 23, 1922, (See Deed Record Y-4, page 159) thence west along the south line of said Chestnut Street to the northeast corner of said Fravel's lot, the place of beginning, containing 1/3 of an acre, more or less,

BEING THE SAME LAND DESCRIBED AS FOLLOWS:

Part of the northwest quarter of Section 31, Township 3 south, Range 4 east, in the Town of Corydon, Harrison County, Indiana. Land is on Chestnut Street, also State Road No, 62. Beginning 178 feet east of the northeast corner of Lot Numbered One (1) in Rice's Survey, thence south 160 feet, thence east 65 feet, thence north 18 1/2° east 144 feet, thence north 78° west 110 feet to the place of beginning, containing .30 of an acre, more or less.

The legal description for Parcel #31-10-31-178-019.000-008 located at 715 East Chestnut Street is as follows:

ALSO, a part of the northwest quarter of Section 31, Township 3 south, Range 4 east, an unnumbered lot or parcel of land lying on the south side of Indiana Highway #62, and extending south to center of Little Indian Creek in the Town of Corydon, Harrison County, Indiana, described as follows: Beginning at a point 746 feet north and 393 feet west of the southeast corner of said northwest quarter, said point being in the south right of way of Indiana Highway #62, running thence north 62° west 55 feet to a parcel of land formerly owned by Jane Rowland, now owned by Clifford Hurst, thence south 12° west with Hurst line 75 feet to center of Little Indian Creek, thence south 62° east with creek, 137.5 feet, thence north 2° west 30 feet, thence north 16° west 40 1/2 feet to the south line of Highway, thence north 62° west with said highway 55 feet to the place of beginning. (Being the same real estate conveyed by Warranty Deed from James F. Saulman and Bonnie J. Saulman, his wife, to Arlyn Brown and Lucille Brown, husband and wife, dated April 12, 1960, and recorded May 10, 1960, in Deed Record B-6, page 57, Recorder's Office, Harrison County, Indiana. ALSO, being the same real estate described in a Warranty Deed conveying the undivided 1/2 interest of Lucille Brown, single and of legal age, to Arlyn Brown, which said deed is dated and recorded January 10, 1966, in Deed Record I-6, at page 488 Recorder's Office, Harrison County, Indiana).

Re/Max Agent Bob Redden was present to speak on behalf of Kirkland Financial, LLC. He stated the sale of this property was contingent on the re-zoning request being approved. The investors wanted to open a welding/fabrication shop in the west area of the main building. He further added he did not know what they had planned for the rest of the property.

John D. Kintner stated his concern was a change to light industrial leaves this property open to any use allowed in an I-1 zone in the future. Eva North stated new industrial zoning within the Town limits was not in the Comprehensive Plan. The Plan for the Town calls for development and beautification.

Mr. Redden stated it will not help the Town if the buildings are allowed to deteroriate. Lester Rhoads said you have a right to your opinion, but this is not a good fit for this area. President Thienel stated he was concerned that they were only able to confirm their planned use of a small area of the property with the rest being unknown.

John Walthen who resides across the street at 111 Capitol Blvd stated his main concern was the possible use of chemicals near a residential area. President Thienel asked John D. Kintner to read the list of possible uses allowed in a I-1 zone. Andrew Reich said per the State the PZC had to consider the Comprehensive Plan when making this decision therefore he was against this change.

Jeff Shireman was present to represent Myszak & Palmer Inc. the architectural firm planning the Corydon Senior Loft project directly across the street. Mr. Shireman stated Andy Myszak had requested he state their opposition to this change of zone.

President Thienel asked the Commission and the audience if anyone had any comments they would like to make. With no response he asked for a motion to approve or deny the request. John D. Kintner made a motion to deny the request. The motion was seconded by Eva North and passed 6-0.

The next matter heard was approval of window and door signage for Boutique elise located at 101 Beaver Street. The Executive Secretary presented the renderings on behalf of Ms. Nehrt who was unable to be present at the meeting. After a brief discussion a motion was made by Lester Rhoads to approve the signage and seconded by Andrew Reich. The motion passed 6-0.

Copies of the latest draft of the amendment to the sign ordinance had been given to each of the Commission Members at the last meeting. President Glenn Thienel reviewed the list of changes and corrections that needed to be made. Several items were discussed including enlarging informational signs and banners sizes to industry standards. This change will allow business owners to reduce their costs by being able to buy standard sizes. It was also decided monument, freestanding and pole signs needed to be clearly defined. The Executive Secretary stated she had spoke to the Maintenance and Street Supervisor regarding the setback of signs. Both supervisors had requested a setback be established to allow the replacement or repair of sidewalks and utility lines without disturbing business signage. This would eliminate additional costs the Town would incur if they had to move signs. President Thienel said he felt a set fee range should be established to eliminate the possibility of favoritism. Town Manager Rand Heazlitt suggested the Town Council adopt a fee schedule so in the event the fees changed in the future the ordinance would not need to be amended. John D. Kintner stated he was happy with the fee range of $10 to $300 per day that is in the current ordinance. It was also mentioned the section on Construction Signs had inadvertently been left out and needed to be added back in. Andrew Reich said the Sign Committee was scheduled to meet again on Friday and a new draft would be forwarded to the Commission members for their review.

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 Judy Kennedy. The motion passed 6-0.

DATE APPROVED: 12/4/17

ATTEST: /s/ Thiene

WITNESS: Carolyn L. Hajdasek