

*Draft for Approval*

Edinburgh Planning Commission Minutes

Tuesday, January 16, 2024

6 p.m. Town Hall

Chairman Keith Sells opened the meeting with roll call. Members in attendance were Robert Ackerman, Debbie Buck, Bill Jones, Justin Lollar, Miriam Rooks, Stephanie Taylor, and Ray Walton. Member Debbie Vaughan was in attendance on the phone. Staff members present were Town Attorney Dustin Huddleston, Town Manager Kevin McGinnis, Building Official Robert Overton, and Planning Director Julie Young.

The first order of business was election of officers for 2024. Ray Walton made the motion to keep Keith Sells as the chair of the Commission. Bill Jones seconded the motion, which carried.

Bill Jones made the motion that Robert Ackerman serve as the assistant chair. Miriam Rooks seconded the motion, which carried.

Debbie Buck made the motion that Stephanie Taylor serve as secretary. Robert Ackerman seconded the motion, which carried.

Miriam Rooks made the motion to approve the minutes from the December 19, 2023, meeting. Debbie Buck seconded the motion, which carried.

Members received a 2024 calendar of meeting dates and deadlines. Keith Sells made the motion to approve the calendar. Debbie Buck seconded the motion, which carried.

Robert Overton, Building & Zoning Official, presented case **PC 2023-07--605 Bachelor St Highway Corridor Overlay District**, a request by owner Darrell Estes to construct a six foot deep front porch and build a detached garage and

raised deck in the 600 foot Highway Corridor Overlay District. The 600 foot width of the HCOD extends over one-third of the parcel at this address. Staff recommendations were to approve the waiver of the HCOD standards with conditions listed in the Staff Report and approve the variance of the required front yard setback depth with conditions listed in the Staff Report.

Chairman Sells asked for public comments. The petitioner, Darrell Estes, said he had nothing to add. No one spoke in opposition to the request.

Ray Walton made the motion to approve **PC 2023-07--605 Bachelor St Highway Corridor Overlay District**, with staff recommendations. Justin Lollar seconded the motion, which carried unanimously.

Chairman Sells then opened the Public Hearing for **PC 2023-12, Town of Edinburgh, Indiana, Subdivision Control Ordinance; Chapter 154 of Edinburgh Zoning Ordinances**. There were no public comments.

Julie Young, Planning Director, noted some minor changes had been made in the document, including the removal of language at the beginning which talks about the ordinance amending certain sections and then listing the sections. The actual ordinance approved by Town Council will be attached to this. There is one correction on page 30: number 24.7 should actually reference Section 23, not Section 24.

Bill Jones made the motion that the document be sent to the Town Council with a favorable recommendation, with the noted correction. Robert Ackerman seconded the motion, which carried unanimously.

Robert Overton, Building & Zoning Official, then presented case **PC 2023-08--107 Shelby Ave Highway Corridor Overlay District**, a request by owner Rodney Burton to re-occupy an abandoned structure and renovate the existing structure for single-family dwelling use. The parcel at this address is immediately adjacent to State Road 252, in the center of the Local Business District fronting Shelby Avenue. Staff recommendation was to deny the variance due to the non-conforming structure having been abandoned for more than 12 months.

Mr. Burton was questioned about his plans for this structure.

Chairman Sells asked for public comments. Josiah Pierpont (118 E. Main Cross, Apt. A) spoke in favor of Mr. Burton's case. No one spoke in opposition to the request.

After much discussion, Debbie Buck made the motion to deny **PC 2023-08--107 Shelby Ave Highway Corridor Overlay District**. Ray Walton seconded the motion. Commissioners Buck, Rooks, Sells, Walton, and Lollar voted yes. Commissioners Ackerman, Jones, and Taylor voted no. The motion to deny the request carried.

There being no further business, Keith Sells made the motion to adjourn at 7:25 p.m. Justin Lollar seconded the motion, which carried.

Stephanie Taylor

Planning Commission Secretary