

Draft for Approval

Edinburgh Planning Commission Minutes

Tuesday, February 20, 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, and Stephanie Taylor, secretary. Members absent were Debbie Vaughn and Ray Walton. Staff members present were Town Attorney Dustin Huddleston, Town Manager Kevin McGinnis, and Planning Director Julie Young.

Robert Ackerman made the motion to approve the minutes from the January 16, 2024, meeting. Debbie Buck seconded the motion, which carried.

Planning Director Julie Young presented case **PC2024-01 UV Grant Key**, a request for re-occupation of the existing non-conforming structure, which has been discontinued and abandoned for more than 12 months, after a major renovation including the rebuilding of all four exterior walls under the supported roof/ceiling system on the property commonly known as 300 N. Main St. #7, Edinburgh. This property is located within the Highway Corridor Overlay District.

Staff recommendation was to approve the Grant Key Highway Corridor Overlay development project application subject to eight conditions listed in the Staff Report. The first condition was that any approval by

the Plan Commission would be dependent on the Board of Zoning Appeals approving a petition for the non-conforming use.

Chairman Sells asked for public comments. The petitioner, Grant Key (3142 N 200 W, Franklin, Indiana), spoke. No one spoke in opposition to the request.

Debbie Buck made the motion to approve **PC2024-01 UV Grant Key**, with staff recommendations. Miriam Rooks seconded the motion, which carried unanimously.

Planning Director Young then presented case **PC2024-03 HCOD Michael Tetrick**, a request to develop a 2,400 square foot duplex on N. Kyle St., Edinburgh, within the Highway Corridor Overlay District. Staff recommendation was to approve the developmental project, subject to 11 conditions.

Commissioner Ackerman noted that there are paving and landscaping requirements of the Highway Corridor District, and asked if there are any requirements that Edinburgh has regarding these two outside of the Highway Corridor Overlay District. Planning Director Young said that Edinburgh has nothing specifically.

Commissioner Rooks asked about a previous request by the petitioner regarding this property. Town Attorney Huddleston noted that there is nothing prohibiting the petitioner from applying and making requests if there are open violations on the property. This is a separate matter, so he can proceed.

Chairman Sells asked for public comments. Property co-owner John Tingle (7590 East State Road 252, Edinburgh) answered questions about style of the duplex and parking.

No one spoke in opposition to the request.

After some discussion regarding the parking area, Debbie Buck made the motion to approve **PC2024-03 HCOD Michael Tetrick** with staff recommendations to grant all waivers, with the exception of #6, which allowed a gravel parking area. Robert Ackerman seconded the motion, which carried unanimously.

There being no more business, Chairman Sells made the motion to adjourn at 6:27 p.m. Bill Jones seconded the motion, which carried.

Stephanie Taylor

Planning Commission Secretary