

Edinburgh Plan Commission Minutes  
 March 18, 2025  
 6 p.m. Town Hall

Commissioner Miriam Rooks opened the meeting with roll call. Members in attendance were Bill Jones, Debbie Vaughan, Keith Sells, Robert Ackerman, Ray Walton, and Stephanie Taylor. Staff members present were Town Attorney Dustin Huddleston and Planning Director Julie Young. Commissioners Justin Lollar and Ryan Piercefield were absent.

Commissioner Vaughan made the motion to approved the minutes of the January 21, 2025, meeting. Commissioner Sells seconded the motion, which carried.

Attorney Huddleston explained the rules of speaking before the Plan Commission and swore in those planning to speak.

Planning Director Young presented case **PC2025-01-HCOD Carroll (Chuck) Ridpath**, a request to build a 30' x 54' x 16' pole barn on the west side of the property. He will tear down three existing outbuildings to make room for the new structure. The subject property is 6278 East Orchard Park Drive, Edinburgh, Indiana 46124, within the Highway Corridor Overlay District within the Johnson County buffer zone. The property is located outside the corporate limits of the Town of Edinburgh, but it is within its two-mile territorial jurisdiction for the purpose of planning, zoning, and land uses.

Petitioner Carroll (Chuck) Ridpath spoke. He noted that he had outgrown the existing buildings with a boat, mowers, woodworking tools, and the need for extra storage. He said that the building will also house the future purchase of an RV, noting that in 2019, his RV was stolen from his driveway. Future plans include landscaping the area. Trees will need to come down, but some in the back will stay.

Joanne Hollenback, 6385 East Orchard Drive, Edinburgh, Indiana 46124, spoke in favor of the request.

Gary Waters, 6287 East Orchard Drive, Edinburgh, Indiana 46124, also spoke in favor.

No one spoke in opposition to the request.

Commissioner Sells made the motion to approve **PC2025-01-HCOD Carroll (Chuck) Ridpath** with the following eight (8) conditions:


1. a waiver of the requirements of the Town Zoning Ordinance **Division 3 156.133 (2) a. and b.** be granted to allow the use of the architectural exterior finished as proposed;
2. a waiver of the requirements of the Town Zoning Ordinance **Division 3 156.133 (4)** be granted to allow the accessory building to front onto Orchard Drive as proposed;
3. a waiver of the requirement of the Town Zoning Ordinance **Division 3 156.135** be granted, thereby not requiring the development plan to meet the requirements of the landscape plan;
4. that this decision is null and void should the Petitioner fail to develop and occupy the project within two (2) years of the date of the Plan Commission Findings of Fact;
5. that the project be compliant with all other developmental standards established in the Edinburgh Zoning Ordinances for development within the Highway Corridor Overlay District for which a waiver is not specifically granted;
6. that the structure be compliant with all applicable Building Codes adopted by the State of Indiana, and all other requirements of the Edinburgh Zoning Ordinances;
7. that prior to commencement of any construction at the subject parcel, the Petitioner submit construction plans to the Johnson County Planning & Zoning Department for review/approval; and

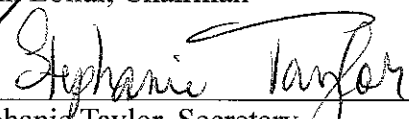
8. that this decision is only granted to this Petitioner, and any waiver of requirements granted shall not be transferable to any other development of this property not directly associated with this plan submittal.

Commissioner Walton seconded the motion which carried.

Planning Director Young announced that the Town is moving forward with the Unified Development Ordinance, which was the number one recommendation from the Comprehensive Plan. She invited interested members of the Plan Commission to join the committee, which will have its first meeting on April 2.

There being no further business, Commissioner Sells made the motion to adjourn at 6:11 p.m. Commissioner Ackerman seconded the motion, which carried.

  
Justin Lollar, Chairman

  
Stephanie Taylor, Secretary