

Edinburgh Plan Commission Minutes  
July 15, 2025  
6 p.m. Town Hall

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

Commissioner Ackerman made the motion to approve the minutes of the May 20, 2025, meeting. Commissioner Vaughan seconded the motion, which carried 6-0.

Planning Director Young explained the rules of speaking before the Plan Commission and swore in those planning to speak. She then noted that those speaking needed to complete the sign-in sheet.

Planning Director Young presented case **PC2025-08-HCOD VR Empire LLC**, a request for the development of a Shell gas station and convenience store on Eisenhower Drive, Edinburgh, Indiana 46124, just south of the O'Reilly Auto Parts store. The subject property, approximately 1.01 acres, is within German Township within the Highway Corridor Overlay District.

**Highway Corridor Overlay District Item #1:**

Consideration of the Architectural Design Standards

-Section 156.133 (2)(a) Exterior metal walls shall be prohibited on all buildings erected, constructed, altered, repaired, or used in this Overlay Zone which abut or are adjacent to US 31 and State Road 252.

-Section 156.133 (2)(b) Building facades may be constructed from masonry or glass, or other materials or products which provide the same desired stability and quality.

**Highway Corridor Overlay District Item #2**

Consideration of the Building Orientation

-Section 156.133 (4) All structures shall be sited to front onto corridor streets or give the appearance of a front-like façade on corridor streets.

Staff Recommendation is that the Plan Commission continue the request until the variances have been heard and the review of the drainage submittal has been completed.

Commissioner Ackerman made the motion to continue the VR Empire LLC Highway Corridor Overlay developmental project to the August 19, 2025, Plan Commission meeting, without notification. Commissioner Jones seconded the motion, which carried 6-0.

Planning Director Young then presented case **PC 2025-10 HCOD Donofrio Fence**. This is a request by Jeff Donofrio to have a privacy fence and chain link fence at 7778 East State Road 252, Edinburgh, Indiana 46124, which is within the Highway Corridor Overlay District. The petitioner has constructed a six (6) foot tall wood privacy fence extending from the front of his home toward the western property line. The fence switches to a chain link fence in the backyard.

Petitioner Jeff Donofrio, 7778 East State Road 252, Edinburgh, Indiana 46124, spoke. He noted that he was originally told in December that he didn't need a permit. A few months after constructing the fence, he learned that it was in the Highway Corridor Overlay District. He added that they have dogs and don't want them to get out.

No one spoke for or against the petition.

Staff Recommendation was for approval, subject to the following two (2) conditions:

1. 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; and
2. 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.

Commissioner Sells made the motion to approve the request with the two (2) conditions listed above. Commissioner Ackerman seconded the motion, which carried 6-0.

The next request was **Case PC 2025-11 RZ Town of Edinburgh Unified Development Ordinance**, a request to repeal and replace the Town's Subdivision Control Ordinance; Chapter 154 of the Edinburgh Town Code and the Town's Zoning Ordinance; Chapter 156 of the Edinburgh Town Code and the Zoning Map. The geographic area affected by the proposed amendment includes all real property within the corporate boundaries of the town of Edinburgh and those areas outside the corporate limits subject to extraterritorial jurisdiction.

#### **History:**

1. The Zoning Ordinance and Subdivision Regulations (Ordinance 1993-8) were adopted in September 1993;
2. The Ordinances were amended multiple times including Ordinances 1995-3, 2000-15, 2009-9, 2010-13, and 2024-3;
3. The town recently adopted a new Comprehensive Plan (November 25, 2024);
4. The current code needs to be updated as it is outdated, difficult to administer and enforce, does not align with the development goals of the new Comprehensive Plan and does not protect the community from bad development;
5. The Unified Development Ordinance combines the Zoning Ordinance and the Subdivision Control Ordinance into one document; and
6. The Town formed a steering committee to review the development of the Unified Development Ordinance. These individuals met to discuss the ordinance language.

Bryan Stumpf from HWC Engineering presented an overview of the Ordinance to those present.

He highlighted differences in the original ordinances and this document. Among them...the current code is outdated and difficult to enforce; this document combines the Zoning Ordinance and Subdivision Control Ordinance into one; this document is organized and in 'plain English'; it is easier to navigate; it includes an updating of the Zoning Map; and clarifies the different standards with graphics and tables.

Mr. Stumpf then went over a list of items that the Unified Development Ordinance cannot do: it is not the planning policy document; it will not accommodate every single situation; it will not prevent all non-conformities; and it will not eliminate the need for a variance, because sometimes things happen.

Planning Director Young noted that this was a public hearing and therefore equal time (twenty [20] minutes) would be allotted for those speaking for and those speaking against this case.

Commissioner Sells asked for comments from those in favor of the request.

Christine Riley, 701 South Holland Street, Edinburgh, Indiana 46124, noted that she was a member of the steering committee, so she had the opportunity to ask questions about this Ordinance. Her fear is that if we don't do something, we may be swallowed up by other towns. She is for this Ordinance, because it gives the town an opportunity to grow.

SaraBeth Drybread, 106 Lincoln Street, Edinburgh, Indiana 46124, Edinburgh's Economic Development Director, said that this came on the heels of the adoption of our comprehensive plan at the end of 2024. She noted that over 400 residents took a survey regarding economic development, downtown revitalization, the parks department, zoning and ordinances. She said that more people took the survey than voted in the last election for our Council members. She added that she wished there was something about historical preservation in this document. She is for this Ordinance because standards are the 'civic pride.'

Chris Link, 6650 South 800 East, Edinburgh, Indiana 46124, said that he is for this Ordinance, but he recommended that we look for grants to repair downtown...all at once. He noted that people can't afford to update buildings.

Commissioner Sells then asked for comments from those against the request.

Police Chief Doyme Little reminded those present about the twenty (20) minute speaking limit and asked the speakers to be polite.

Greg Simpson, 15892 North State Road 79, Edinburgh, Indiana 46124, said he was not against all of it. He was against what was highlighted in the paper...the threat of the fines; the 'fishing' for something. He doesn't want someone coming on his property, without his permission, looking for something. He is good with having new; and agreed with SaraBeth on the restoration of old buildings downtown.

Austin Prater, 300 Shelby Avenue, Edinburgh, Indiana 46124, wanted to know why, if this is so big, it can't be voted on like a school referendum. He said it seems like this is all falling on the taxpayers; nothing going to the renter.

Doug Dillon, 607 Sunset Drive, Edinburgh, Indiana 46124, did not agree with the way this has been written. He felt it should be taken back to the town people; they should come together with the Plan Commission and the Town Council to come up with a plan together.

Christina Salsman, 523 West Center Cross Street, Edinburgh, Indiana 46124, agreed that the town does need to grow. Improvement needs to be done, but she had questions...will there be HOA fees? When rezoning happens, will small businesses be grandfathered in? Who inspects to see if a house/business is up to code? Does one person have the authority to make decisions? That's the way she read it in the paper. She has a lot of questions on whose authority and who is governing to protect the property rights of the owners. She also asked about the corporate boundaries.

Crystal Skirvin, 505 East Center Cross, Edinburgh, Indiana 46124, said that improvement is definitely needed. It always has been, but the issue is enforcement. She felt that the document is fine and consequence heavy. She said that it was hard to decipher the ordinances; they need to be made more well-known. She added that we don't need an HOA but do need standards.

Julie Smith, 300 Shelby Avenue, Edinburgh, Indiana 46124, noted that she read the article in paper because she couldn't find it online. She felt the article made it sound like an HOA, which she is against. Regarding landscaping and improvements on property, she had a concern with the appointment of a committee to make these decisions.

Kristi Ballar, 7590 East State Road 252, Edinburgh, Indiana 46124, is worried about Code Enforcement.

Jeff Donofrio, 7778 East State Road 252, Edinburgh, Indiana 46124, felt that as this was laid out, it is an HOA. If the committee has the authority to make these decisions, he is against that.

Howard Crawhorn, 610 Freedom Circle, Edinburgh, Indiana 46124, noted that people were talking about grants and grants are taxes. He would like to see downtown filled, but too many people are saying we can't do certain things.

Amanda Dillon, 607 Sunset Drive, Edinburgh, Indiana 46124, asked about 9.12 B2...distractions in yard. She wondered if Christmas lights will be in violation?

Chris Link, 6650 South 800 East, Edinburgh, Indiana 46124, spoke again, noting that people didn't know about this meeting until today when they saw it on Facebook. He felt that with this ordinance we are 'fishing' for violations and looking for fees.

Mr. Stumpf from HWC told those present that he appreciated the questions and comments raised this evening. He noted that the fines already exist in the current Zoning Ordinance.

Planning Director Young clarified that what was printed in the Legal Notice was a summary of the Ordinance and Enforcement Chapter. She understood that if that's all that was seen out of 240 pages, that would be very concerning. Legal counsel still has to direct her office in how those processes would be completed.

Mr. Stumpf added that what was published is a requirement of state law, which requires enforcement provisions.

Mr. Stumpf then began answering questions which were raised:

- if there is a change in the zoning map, people and businesses will be 'grandfathered' in;
- boundaries include the incorporated town boundaries and a two (2) mile fringe in Johnson County, north and west only; in terms of the outlet mall, Edinburgh works in cooperation with Bartholomew County;
- Talberton and Pleasant View are not part of the jurisdiction because of agreements made years ago;
- the ordinance now in use was adopted in 1993; and
- there is no HOA being put in place

Planning Director Young told the Commissioners that they had four (4) motion options tonight:

- send a favorable recommendation to the Town Council;
- send a non-favorable recommendation to the Town Council;
- make no recommendation; or
- vote to continue this matter

Commissioner Vaughan made the motion to continue the matter until the August meeting. Commissioner Walton seconded the motion. The motion carried 5-1. The matter will be continued to the August Plan Commission meeting.

There being no further business, Commissioner Sells made the motion to adjourn at 7:16 p.m. Commissioner Walton seconded the motion, which carried 6-0.

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Justin Lollar, Chairman

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Stephanie Taylor, Secretary

*These minutes are a summary of actions taken at the Town of Edinburgh Plan Commission meeting. The full video archive of the meeting is available for viewing at <https://www.youtube.com/playlist?list=PL0pagNU7lg5FkjGffQyWphtcPehlL-R5g> for as long as this media is supported.*