

Draft for Approval

Edinburgh Plan Commission Minutes

August 19, 2025

6 p.m. Town Hall

Plan Commission President Justin Lollar opened the meeting with roll call. Members in attendance were Bill Jones, Robert Ackerman, Ray Walton, Debbie Vaughan, Keith Sells, Miriam Rooks, and Stephanie Taylor. Commissioner Ryan Piercefield arrived at 6:08 p.m. Staff members present were Town Attorney Dustin Huddleston and Planning Director Julie Young.

Commissioner Jones made the motion to approved the minutes of the July 15, 2025, meeting, with a correction of the first name of a speaker (Harold, not Howard) as seen on page six (6) of the minutes. Commissioner Ackerman seconded the motion, which carried 6-0. Commissioners Lollar and Rooks abstained due to their absence from the July 15, 2025, meeting.

Town Attorney Huddleston explained the use of the sign-in sheet for those who wanted more information about any documents or decisions made tonight, and then swore in those planning to speak.

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. This case was continued from July 15, 2025. She noted that the property had been rezoned from General Business (GB) to Roadside Business (RB) with specific uses excluded from this parcel on June 23, 2025. The Zoning Board of Appeals approved a variance for the convenience store building to be located ten (10) feet from the north property line on August 6, 2025. The convenience store is planned to be a three thousand (3,000) square-foot building. There are four (4) fuel islands planned with a total of eight

(8) fuel stations. There will be no separate diesel pumps for semi-tractors and other oversized vehicles. She also noted that the drainage submittals have not been approved at this time, which could impact the overall design of the site.

Highway Corridor Overlay District (HCOD)-Item #1

Consideration of the Architectural Design Standards

- a) 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 SR 252.
- b) 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.

Staff Recommendations for the Architectural Design

Based on the following considerations, staff recommends the Plan Commission approve the building design standards (Section 156.133 (2)):

- 1. The area is zoned commercial and the buildings in the immediate vicinity area are constructed with masonry and other materials;*
- 2. O'Reilly Auto Parts does not appear to have utilized masonry products for its siding; and*
- 3. Centra Credit Union used a variety of masonry products*

Highway Corridor Overlay District (HCOD)-Item #2

Consideration of the Other Standards

- a) Section 156.133 (4) Building Orientation-All structures shall be sited to front onto Corridor Streets...or give the appearance of a frontlike façade on Corridor Streets.

Staff Recommendations for Other Standards

Based on the following considerations, staff recommends the Plan Commission approve the building orientation requirement (Section 156.133 (4)):

- 1. The site is not located on a corridor street. The site is located on Eisenhower Drive and the access easement to the commercial subdivision; and*
- 2. The building is oriented to face the site and Eisenhower Drive.*

John Cross, (13 North State Street, Suite 241, Greenfield, Indiana) attorney for the petitioner, VR Empire, LLC, spoke. He noted that the petitioner was looking for three minor exceptions to the Highway Corridor Overlay District Standards:

- a ten (10) foot set back, not the twenty (20) required; to allow for sufficient space for pedestrians and vehicles to travel across the parking lot;

- building orientation rotated to face the south rather than the west toward US 31: size constraints of the one-acre lot make it impossible to orient the building toward US 31; the property is not next to US 31; both JayC Food Store and O'Reilly Auto Parts store face south; and

- use of EIFS (Exterior Insulation and Finish System), a multi-layered synthetic wall cladding system; not a low-cost product; petitioner likes it because it is very durable, low-maintenance, protects against moisture, and is energy efficient.

The commissioners questioned if there will be an entry from Eisenhower Drive. The answer was no, the same egress as O'Reilly will be used. There was also a question about the proposed drainage. Planning Director Young noted that the Technical Advisory Committee comments must address this, along with fire, water, wastewater, and planting.

No one spoke for or against the petition.

Commissioner Ackerman made the motion to approve the petition with the following eight (8) conditions:

1. That the Plan Commission grant a waiver of the requirements of the Town Zoning Ordinance **Division 3 156.133 (2) a. and b.** to allow the use of the architectural exterior finishes as proposed;
2. That the Plan Commission grant a waiver of the requirements of the Town Zoning Ordinance **Division 3 156.133 (4)** and thereby allowing the building to be sited to front onto a non-Corridor Street as depicted on the site plan;
3. That all technical advisory committee comments must be addressed prior to the issuance of any permits;
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 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 Edinburgh Planning 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 Piercefield seconded the motion, which passed 9-0.

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.

Prior to the vote, Town Attorney Huddleston reminded the Commissioners that they were serving as an advisory board in regard to this item. The Commissioners would be making a recommendation to the Town Council; they may send a favorable recommendation, no recommendation, or an unfavorable recommendation.

The last Plan Commission meeting was a public hearing. If the Commissioners want to extend and have more commentary, that can also be chosen.

Commissioner Piercefield made the motion to send a favorable recommendation to the Town Council. Commissioner Sells seconded the motion. Commissioner Ackerman questioned items that needed grammar corrections. Commissioner Piercefield was willing to withdraw his motion. Bryan and Lanie Stumpf from HWC Engineering noted that they had seen Commissioner Ackerman's notes and those corrections would be made, so Commissioner Piercefield's motion stood. The motion carried, with an 8-1 vote. Commissioner Walton voted against the motion.

Planning Director Young noted that this item will go to Town Council, where it will be considered and there will be another hearing, which will be advertised.

There being no further business, Commissioner Sells made the motion to adjourn at 6:17 p.m. Commissioner Rooks seconded the motion, which carried 9-0.

Stephanie Taylor

Plan Commission 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.