

Edinburgh Plan Commission Minutes  
 September 16, 2025  
 6 p.m. Town Hall

Plan Commission President Justin Lollar opened the meeting with roll call. Members in attendance were Robert Ackerman, Ray Walton, Keith Sells, Miriam Rooks, and Stephanie Taylor. Commissioner Ryan Piercefield arrived at 6:01 p.m. Staff members present were Town Attorney Dustin Huddleston and Planning Director Julie Young. Commissioners Bill Jones and Debbie Vaughan were absent.

Commissioner Walton made the motion to approve the minutes of the August 19, 2025, meeting, as presented. Commissioner Ackerman seconded the motion, which carried 6-0.

Town Attorney Huddleston explained the use of the sign-in sheet for those who wanted more information about any decisions made tonight and then swore in those planning to speak. He noted that an email had been received from Alex Brooks, Community Preservation Specialist, from Indiana Landmarks, 1201 Central Avenue, Indianapolis, Indiana 46202. This email was included in tonight's Commissioners' packages and had been sent to the petitioner. Indiana Landmarks wanted to express their opinion that a decision to replace a brick façade with vinyl would not be in the best interest of 'preserving the unique and historic character of Edinburgh's downtown.'

Planning Director Young presented case **PC2025-12 HCOD Paul Burton**, a request for the renovation of 122 East Main Cross Street, Edinburgh, Indiana 46124, to provide an upstairs apartment and a ground-level commercial space. Specifically, the exterior renovation will include installing matching wood product siding on the lower portion of the building's façade, consistent with the existing siding at 120 East Main Cross Street; replace the windows; tuckpoint and paint the facades of 118, 120, and 122 East Main Cross Street and install a new awning over the frontage of 122 East Main Cross Street within the Highway Corridor Overlay District.

**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.
  - 1) Masonry Construction: Which shall include all masonry construction which is composed of solid, cavity, faced, or veneered-wall construction
    - (a) Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard and durable all-weather stone. Ashlar cut stone, and dimensioned stone construction techniques are acceptable
    - (b) Brick material used for masonry construction shall be composed of hard fired (kiln-fired) all weather standards size brick or other all-weather facing brick
    - (c) Concrete finish or precast concrete panel (tile wall) construction shall be exposed aggregate, bush-hammered, sand blasted, or other concrete finish as approved

***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 historic building along Main Cross are brick/masonry buildings*

2. *The vinyl siding on 120 East Main Cross Street appears to have been installed between December 2020 and December 2021 per Johnson County Beacon Pictometry imagery. There is no record of this change being approved by the Plan Commission or Board of Zoning Appeals;*
3. *The petitioner plans to tuckpoint and paint the façade of the building;*
4. *The building is located in the Edinburgh Commercial District, which is listed in the National Register of Historic Places. The building is listed as a contributing to the district in the application; and*
5. *The Edinburgh Public Library has vinyl siding, as well as four (4) additional facades, and two (2) facades have wood/metal siding.*

## **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 East Main Cross Street; and*
2. *The existing building is oriented to face East Main Cross Street.*

Josiah Pierpont, 124 Lind Street, Edinburgh, Indiana 46124, was present as a representative for petitioner Paul Burton.

Commissioners had numerous questions for Mr. Pierpont regarding what specifically was to be done to the building front and if these changes would affect future Main Street grants.

He said that the siding will carry over from the next building (120 East Main Cross Street). The owner did that siding himself three years ago. Mr. Pierpont noted that the top of the building was to remain the same...with paint and tuckpointing added to make it look appealing. He does not believe the present (front) bottom part of the building is original. Planning Director Young said that the second entrance and the windows were added at a later date. Mr. Pierpont said that one can see a wood frame under the wood covering that is above this second entrance. He noted that the owner was trying to turn this building back into a place where business is conducted.

Planning Director Young said that she is not sure of Main Street grant availability beyond painting, so she did not know of any effect. It was noted by some Commissioners that other buildings in town, including the library, have vinyl siding.

No one spoke for or against the petition.

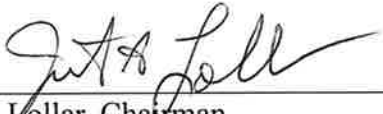
Commissioner Walton made the motion to approve the petition with the following seven (7) conditions:

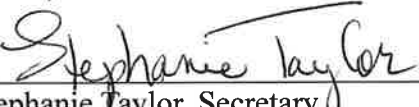
1. That the Plan Commission grant a waiver of the requirements of the Town Zoning Ordinance **Division 3 156.133 (2) a. and b.** to allow the use of the architectural exterior finishes as proposed;
2. That the Plan Commission grant a waiver of the requirements of the Town Zoning Ordinance **Division 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 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;
4. 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;
5. 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;

6. 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
7. 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 Rooks seconded the motion, which passed 7-0.

There being no further business, Commissioner Ackerman made the motion to adjourn at 6:19 p.m. Commissioner Rooks seconded the motion, which carried 7-0.

  
Justin Lollar, Chairman

  
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.*