

## Edinburgh Plan Commission Minutes

November 18, 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, Debbie Vaughan, and Stephanie Taylor. Staff members present were Town Attorney Dustin Huddleston and Planning Director Julie Young. Commissioners Bill Jones and Ryan Piercefield were absent. Commissioner Sells made the motion to approve the minutes of the September 16, 2025, meeting, as presented. Commissioner Ackerman seconded the motion, which carried 7-0. 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.

Planning Director Young presented case **PC2025-13 HCOD Donnie Goff**, a request to remodel the house and garages at 107 Shelby Avenue, Edinburgh, Indiana 46124, including complete remodel, new windows, vinyl siding, drywall, plumbing, and bathrooms within the Highway Corridor Overlay District. The petitioner plans to live in the house once the renovation is complete.

The Board of Zoning Appeals approved a variance on October 1, 2025, to re-occupy the non-conforming vacant structure (single family dwelling) after being vacant for more than twelve (12) months. The Plan Commission has jurisdiction over the items relating to the Highway Corridor regulations.

### Highway Corridor Overlay District (HCOD)-Item #1

#### Consideration of the Architectural Design Standards

#### **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. *This is an existing structure that was not constructed with a masonry product;*
2. *The residence immediately south of the subject property along State Road 252 has vinyl siding; and*
3. *The residences in the vicinity of the subject property (one north; two south; and three east) all have exterior finishes that are not masonry and are vinyl.*

### Highway Corridor Overlay District (HCOD)-Item #2

#### Considerations for the Landscape Plan

#### **Staff Recommendations for the Landscaping Plan**

*Based on the following considerations, staff recommends the Plan Commission approve the landscaping plan waiver (Section 156.135):*

1. *The petitioner does not have a current plan to landscape around the proposed building; however, he may in the future. The property is residential and is not currently landscaped to the standards of the Highway Corridor Standards.*

Based on the findings noted above, staff recommends the Plan Commission approve the Donnie Goff Highway Corridor Overlay developmental project submittals dated September 2, 2025, subject to the following 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 3 156.135**, thereby not requiring the development plan to meet the requirements of the landscape plan;

3. That this decision is null and void should the Petitioner fail to develop and occupy the project within one (1) year of the date of the 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 submitted.

Donnie Goff, 608 South Pleasant Street, Edinburgh, Indiana 46124, then spoke regarding what his specific plans were for this parcel. He spoke about the need for new footers at the very back, subflooring, HVAC system, siding, electric work, and the addition of two windows on the left side of the house. Later projects will be a new roof, a privacy fence, and a small porch. He noted that Planning Director Young had given him permission to begin re-sheeting the garage. He plans to live here with his kids. He is in the process of purchasing the property from the previous owner, Rodney Burton.

Commission members noted the work he has been doing and congratulated him.

No one spoke for or against the petition.

Commissioner Ackerman made the motion to approve the petition with the seven (7) conditions listed above.

Commissioner Vaughan seconded the motion, which passed 7-0.

Planning Director Young then presented the 2026 Meeting Schedule.

Commissioner Ackerman questioned the dating of the meetings. Planning Director Young noted that these meetings are scheduled on the first Tuesday which follows the third Monday of each month.

Commissioner Sells made the motion to accept the 2026 Meeting Schedule as presented.

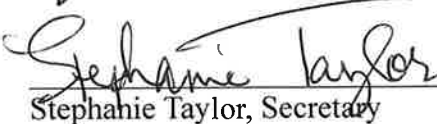
Commissioner Ackerman seconded the motion, which passed 7-0.

There being no further business, Commissioner Ackerman made the motion to adjourn at 6:13 p.m. Commissioner Rooks seconded the motion, which carried 7-0.




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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.*