

A public hearing is required by Indiana State Law for...

Re-Zoning...

An amendment of the Official Zoning Map which has the effect of removing property from one zoning district and placing it in a different zoning district.

New Ordinances...

A rule established by authority; a permanent rule of action; a statute, law, regulation, rescript, or accepted usage; an edict or decree; esp., a local law enacted by a municipal government; as, a municipal ordinance.

Preliminary Plats...

The preliminary plat, pursuant to I.C. 36-7-4-700 series, is the plat and plans upon which the approval of a proposed subdivision is based.

Amendments to Plats Zoning, or Ordinances...

Any repeal, modification, or addition to a regulation; or any new regulation.

Special Exceptions...

A use that would not be appropriate generally or without restrictions throughout the zoning district, but if controlled as to number, area, location, or relation to the neighborhood, would promote public health, safety, and general welfare.

Zoning Variance...

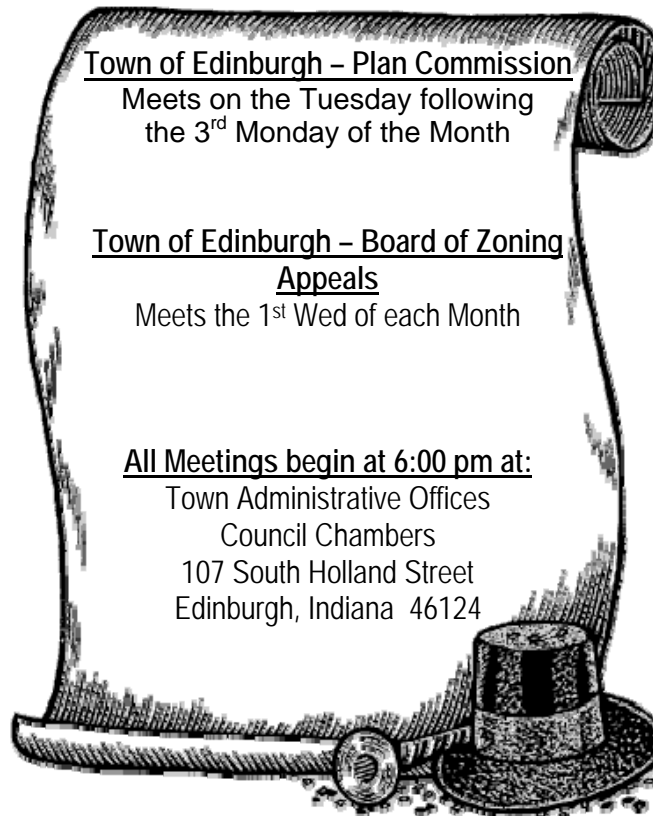
A specific approval granted by a Board of Zoning Appeals in the manner prescribed by Ordinance, to deviate from the development standards (such as height, bulk, area) that the Ordinance otherwise prescribes. Or the approval of a use by the Board of Zoning Appeals which is not listed as a permitted or special exception use by Ordinance and is not an accessory or temporary use associated with any primary use permitted by Ordinance.

For More Information Contact...

Town of Edinburgh
Building and Zoning
107 S Holland Street
Edinburgh, Indiana 46124

Phone: (812) 526-3513
Fax: (812) 526-3542

Office Hours:
8:00 am – 5:00 pm
Monday – Friday



Town Of Edinburgh



What are Your Rights as a Neighbor?

You may submit written comments prior to the public hearing to the Department of Planning.

These written comments are generally included in the petition's file and become a part of the public record.

You may speak at the public hearing; either in favor of, or against the proposal.

You have the right to appeal any decisions by the Edinburgh Town Plan Commission or Board of Zoning Appeals to the Courts. Most appeals must be filed within thirty (30) days after a decision has been made by a Commission, Board, or other legislative body.



What are the Procedures for a Public Hearing?

All public hearings are directed by the President or Chairman of the Commission/Board that is hearing the proposal.

Usually, a public hearing will open with the President/Chairman outlining the Rules of Procedure. The rules include an opening presentation by the property owner or their representative describing the proposal in detail and how it complies with the current Edinburgh Town standards.

The President/Chairman will then open the floor to anyone in the audience wishing to speak in favor, or against, the proposal. If a large number of persons are present that wish to speak for or against the proposal, a time limit for public comment may be set by the President/Chairman. The petitioner is then allowed time to respond to the questions and concerns voiced by the public.



If the petitioner has not answered all of the public's concerns, the President/Chairman can request that the public repeat the questions/concerns. Once all issues have been discussed, the President/Chairman then closes the public comment portion of the hearing and allows the omission or Board members to ask questions.

What Happens After the Public Hearing has been Closed?

If a decision has been made by the Plan Commission on any proposal other than the subdivision of land, that decision represents a recommendation to the Edinburgh Town Council; who will make the final decision on the proposal. If a decision has been made by the Board of Zoning Appeals, it is final, unless an appeal is filed with the Board or in the Courts. If a decision has been continued, or tabled, the proposal is placed on the agenda for the next regular meeting. The adjoining property owners will not receive additional notification of the meeting. The Commission or Board can continue a proposal and request that additional information be submitted before a decision is made.

