

Edinburgh Planning Commission Minutes

Tuesday, June 18, 2024

6 p.m. Town Hall

Chairman Keith Sells opened the meeting with roll call. Members in attendance were Robert Ackerman, Debbie Buck, Bill Jones, Justin Lollar, Miriam Rooks, Debbie Vaughn, and Stephanie Taylor. Commission member Ray Walton was absent. Staff members present were Town Attorney Dustin Huddleston and Planning Director Julie Young.

Robert Ackerman made the motion to approve the minutes from the May 21, 2024, meeting. Miriam Rooks seconded the motion, which carried.

Planning Director Julie Young presented case **PC2024-08-HCOD Pamela Openshaw, Trustee**, a request to combine two lots, demolish the existing house, and build a new house at 105 North Blue River Drive, Edinburgh, Indiana 46124. This property, which is approximately one block south of State Road 252, is located within the Highway Corridor Overlay District.

Staff recommendation was to approve the developmental project submittals, subject to the nine conditions listed in the Staff Report, including the following:

--a waiver of the requirements of the Town Zoning Ordinance **Division 3 156.133 (4)** *All structures shall be sited to front onto Corridor streets or give the appearance of a front-like façade on Corridor streets.* The petitioner is planning to have the front façade orient towards Blue River Drive. Other lots on Blue River Drive are oriented to front onto Blue River Drive.

--a waiver of the requirements of the Town Zoning Ordinance **Division 3 156.135**...requiring a landscaping plan be submitted to the Plan Commission. Landscaping plans are typically submitted with commercial/industrial development plans and are not typical for residential site plans.

--a waiver of the requirements of the Town Zoning Ordinance **Division 3 156.137**...requiring lighting plans be submitted to the Plan Commission. Lighting plans are typically submitted with commercial/industrial development plans and are not typical for residential site plans. The new residential construction would be subject to the current adopted building code at the time of permit issuance.

--that the subject lots (Blue River Addition Lot 11 & 12) are combined subject to the conditions and requirements of the Town of Edinburgh and Johnson County

Commissioner Rooks asked for clarification regarding the front-facing façade and the demolition requirements.

Chairman Sells asked for public comment. Robert Gregory Gehrlich, brother of petitioner, spoke in favor of the case. No one spoke in opposition.

Commissioner Jones made the motion to approve **PC2024-08-HCOD Pamela Openshaw, Trustee**, with the nine conditions presented in the Staff Recommendations. Commissioner Ackerman seconded the motion, which passed unanimously.

Planning Director Young then presented case **PC 2024-11 HCOD Tom Crow**, a request to construct a large, attached garage for commercial use to the existing house at 13230 North US 31, Edinburgh, Indiana 46124. This parcel is within the Highway Corridor Overlay District within the Bartholomew County buffer zone. The petitioner is proposing to construct an approximately 4600 (48' x 96') square foot garage connected by an approximately 450 (16' x 28') square foot office area to the existing home on the property. The existing home would be utilized as storage for the garage. The parking lot would be paved. The petitioner plans to construct a building for the operation of an auto service & repair business, which is a permitted use within the Roadside Business district.

Staff Recommendation was to approve the Crow Highway Corridor Overlay development project submittal, subject to seven conditions, including the following:

--a waiver of the requirements of the Town Zoning Ordinance **Division 3 156.133 (2) a. and b.** to allow for an exterior of brick and fiber cement siding on the front of the new building to match the existing house, with metal siding on the other three sides of the structure

--a waiver of the requirements of the Town Zoning Ordinance **Division 3 156.135**...which requires the development plan to meet the requirements of the landscape plan. The petitioner plans to install shrubbery along the eastern edge of the parking lot.

Chairman Sells asked for public comment. The petitioner Tom Crow (3231 Taylor Road, Columbus, Indiana 47203) spoke about his plans for the exterior of the building. He is looking to have a red roof with gray Hardy board, like the new Edinburgh Fire Station. He said that the house and the new building will match. He will remove the vinyl siding but keep the brick that is there right now. Chairman Sells asked about the business next door, the weeds and junk cars. Mr. Crow said that he will take care of that.

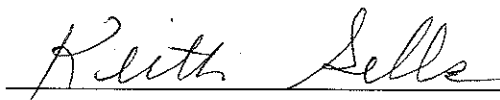
No one spoke in opposition to the request.

Commissioner Vaughn made the motion to approve **PC 2024-11 HCOD Tom Crow**, with the seven conditions listed in the Staff Recommendations. Keith Sells seconded the motion, which passed unanimously.

Town Attorney Huddleston then presented **PC2023-05 TKC Properties Site Development Amended Findings of Fact** to reflect the approval of Item #5-Division 3 156.135 (2) b Planting Adjacent to Free Standing Buildings by the Plan Commission at the November 21, 2023 meeting.

Commissioner Rooks made the motion to approve the **Amended Findings of Fact**. Commissioner Buck seconded the motion, which carried unanimously.

There being no more business, Commissioner Rooks made the motion to adjourn at 6:21 p.m. Commissioner Lollar seconded the motion, which carried.



Keith Sells, Chairman



Stephanie Taylor, Secretary