

Edinburgh Planning Commission
 Tuesday, May 21, 2024
 6:00 p.m. Town Hall

The Edinburgh Planning Commission meeting was held on May 21, 2024, at 6:00 p.m.

Chairman Keith Sells opened the meeting with roll call with Bob Ackerman, Miriam Rooks, Bill Jones, Ray Walton, Debbie Buck, Debbie Vaughan and Justin Lollar present. Stephanie Taylor was absent. Also present was Town Attorney Dustin Huddleston, Planning Director Julie Young, and Kami Ervin, who stood in as secretary for Stephanie Taylor.

Miriam Rooks made a motion to approve the minutes of the April 16, 2024, meeting, Bob Ackerman seconded, and motion carried.

Julie Young presented **Case PC2024-04 RZ**. This was a case for petitioner Richard Elbert to rezone approximately 7.17 acres from R-5, medium density residence, to RB, roadside business, on the property commonly known as Prosser Drive, Edinburgh, IN 46124. This property is listed within the Highway Corridor Overlay District and the case was continued from the April 16, 2024, meeting. Richard Elbert spoke on behalf of himself as the petitioner and agreed to commit to engage with INDOT to obtain an access permit from US 31 for the property prior to obtaining an improvement location permit from the Town of Edinburgh, per staff recommendations. Bill Jones made a motion for a favorable recommendation to Town Council with staff recommendations and Ray Walton seconded. Motion carried.

Julie Young presented **Case PC2024-06-HCOD** which is a request to replace a building that was lost to fire at 111 N. Holland St., Edinburgh, IN 46124, within the Highway Corridor Overlay District. The case was continued from the April 16, 2024, meeting. Petitioner Randy Burton was not present; however, Alan Burton represented and spoke on behalf of the petitioner. The petitioner presented plans that showed use of half of the parcel on the southside of the lot, which included a 1400 square foot building and a parking lot on the north side of the building. The future intention is to divide the parcel and sell the northern portion of that parcel. After discussion on the waiver of architectural exterior requirements (staff recommendation 1.), Bill Jones made a motion to require at least 25% of masonry on all sides of the building rather than waive all requirements of the Town Zoning Ordinance Division 3 Section 156.133 (2) a. and b. Ray Walton seconded and a unanimous vote carried.

Bob Ackerman made a motion to staff recommendations items 2 – 10 as follows with exceptions in bold:

2. That the Plan Commission grant a waiver of the requirements of the Town Zoning Ordinance Division 3 Section 156.133 (3) b.c., thereby granting a 5' reduction in the front setback from Holland Street; not requiring the parking areas to be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means so as to attractively landscape and/or screen parking areas from view from public ways,
3. That the Plan Commission grant a waiver of the requirements of the Town Zoning Ordinance Division 3 Section 156.133 (4), thereby not requiring the structure to front onto a corridor street

with the condition that the lot is divided subject to the conditions and requirements of the Town of Edinburgh and Johnson County.

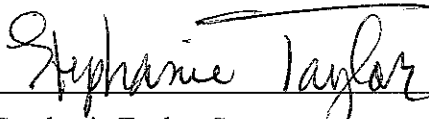
4. That the Plan Commission grant a waiver of the requirements of the Town Zoning Ordinance Division 4 Section 156.133 (6), thereby not requiring the structure to meet the minimum gross floor area requirement.
5. That the Plan Commission grant a waiver of the requirements of the Town Zoning Ordinance Division 3 Section 156.135, thereby not requiring the development plan to meet the requirements of the landscape plan.
6. That this decision is null and void should the petitioner fail to develop and occupy the project withing two (2) years of the date of the Plan Commission Findings of Fact;
7. 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,
8. 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 and,
9. That prior to commencement of any construction at the subject parcel, the Petitioner submit construction plans to the Town Building Official for review/approval and new permit issuance(s) by the Planning Department as applicable.
10. 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 and that **the RV parked on this property be removed within ten (10) days of the date of this meeting and does not reappear on the lot.**

Bill Jones seconded and the motion passed unanimously.

With no other business, Miriam Rooks made a motion to adjourn, and Ray Walton seconded. Motion carried.



Keith Sells, Chairman



Stephanie Taylor, Secretary