

December 2, 2019

**The Planning and Zoning Board of the Town of Corydon, Indiana, met in the Town Hall, 219 N. Capitol Avenue, Corydon, Indiana, on the 2nd day of December 2019.**

The members of the Board present or absent were as follows:

Present:

Andrew Reich – Chairman

Eva North – Member

Jill Timberlake – Member

Lester Rhoads – Member

Glenn Thienel – Vice Chairman

Rachel Baelz – Member

Judy Kennedy – Member

Absent: - None

*Also present were Chris Byrd, Town Attorney, Rand Heazlitt, Town Manager and Town Planner and Susan Mills, Assistant to the Town Manager.*

The meeting was called to order by Andrew Reich at 7:30 PM.

Everyone stood and recited the Pledge of Allegiance.

Eva North made a motion to approve the minutes from the November 6, 2019 Meeting. Lester Rhoads seconded the motion. The motion passed 4-0. Glenn, Judy and Rachel abstained from voting as they had been absent from the meeting.

The first item on the agenda was the improper use of a building located at 600 Farquar Street in Corydon. The property is zoned R-1 but is currently being used to house multiple rental families. Susan Mills spoke to the Board updating them on the situation. Chris Byrd had, as requested by the Board at the November Meeting, sent a letter of notice of violation to the owner, Mr. Eveslage. Mr. Eveslage then contacted Susan and asked to be put on the agenda as soon as possible to request a change of zoning of his property. Due to the amount of time legally needed to advertise the request, Susan stated that she was not able to put Mr. Eveslage on the Planning and Zoning agenda for December. Mr. Eveslage's notice gave him 30 days to rectify the situation. Susan recommended that the Board allow him an extension before recommending an action due to the time constraints and Mr. Eveslage's willingness to come before the Board. Chris Byrd recommended the Board allow the extension as the cause for delay was not due in any part to Mr. Eveslage. The Board agreed and said they would delay any recommended action until after the next meeting.

The Board then discussed the Town of Corydon's Unsafe Building Ordinance. It was brought to their attention that due to the lack of having a building inspector, it was impossible to enforce the ordinance. Since the Planning and Zoning Board can only recommend, not act, without the Town Council's approval, a motion was made by Glenn Thienel to make a recommendation to the Town Council to find a building inspector who could be contracted out to inspect properties which fall into the unsafe building definition of the Corydon Unsafe Building Ordinance. Jill Timberlake seconded the motion and the motion passed unanimously.

The next case was the property at 109 Water Street. Andrew Reich recapped the discussion from the previous month, which was tabled, for the Board members who had been absent. Charles Ward, the manager of the business located at 109 Water Street asked for 90 days to clean up the mess. Jill Timberlake made a motion to form a committee of Eva and Glenn to help the Mr. Ward with the clean-up and report back next meeting as to the progress. Glenn Thienel seconded the motion and the motion passed unanimously.

Glenn Thienel stated that he would like to be updated on the activity of the Town as it related to Planning and Zoning. Susan agreed to e-mail out the stellar updates to the Board Members.

Judy Kennedy made the motion to adjourn and Eva North seconded the motion. The motion passed unanimously, and the meeting was adjourned at 8:14 PM.

DATED:

SIGNED:

ATTEST: