

# MEETING OF THE RUSHVILLE ADVISORY PLAN COMMISSION

May 25, 2016

6:00P.M.

Call To Order: The Rushville Advisory Plan Commission met on the above date and time at the Rushville Council Chambers at 270 West 15th Street, Rushville, Indiana. President Stan Richards called the meeting to order at 6:10P.M.

ROLL CALL: Jeff Houser, Joe Rathz, Doug Corn, Dick Malcom, Stan Richards, Brad Berkemeier, Shawn Adkins, Bryant Niehoff, and Carmen Clark.

ABSENT: Doug Corn, Grant Reeves, and Shelly Wakefield.

MINUTES: Correction needed in the minutes to remove entire sentence regarding knowledge of two duplexes in the City. They are assumed not known for sure. Jeff made a motion to approve the April 27, 2016 minutes with the correction. Shawn seconded the motion. All in favor. Motion carried.

OLD BUSINESS: Bryant drafted a letter to send to potential duplex violators. Board members gave their input on what the letters should state and what the possible procedures should be. Bryant will speak with Mayor Pavey for his input as well.

NEW BUSINESS: Jeff brought up his situation with the BZA. He had requested a variance for an addition to his garage. He had to request a second variance because of the 30% maximum lot coverage requirement. He feels change is needed. After a board discussion regarding this issue, Bryant will report back with more information at next month's meeting.

REZONE: APC2016-002 – Mike Edwards – 718 W. 1<sup>st</sup> Street, Rushville, IN. The property is in Rushville Township and is zoned R-1. Parcel 70-11-06-181-018.000-011. The request is to change to a C-1 classification – Neighborhood Business. District. Bryant gave his staff report to the board.

**Brad Berkemeier had to leave the meeting at 6:51 p.m. He stated he was in favor of the rezoning if it met the corridor overlay requirements.**

Mike Edwards spoke of his intentions to have a car lot there and that it had been empty for 3 to 4 years. It was the district office for the UMC Methodist Church. So the property was tax exempt. Joe questioned whether Mike would be working on cars. Mike stated only preparing them to be sold such as detailing them. After a lengthy discussion between the board and Mr. Edwards, a motion was made by Dick. The motion stated to grant a favorable recommendation to rezone to a C-1 zoning. It would also include he would voluntarily comply with all zoning ordinances and be agreeable to install sidewalks when adjacent property owners install them. Jeff seconded the motion. All voted aye with the exception of Joe voting nay. Motion carried.

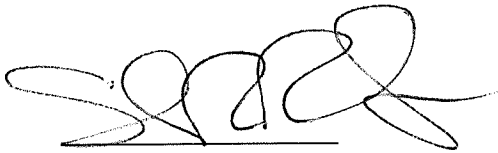
## REPORTS:

Dick spoke about the Mayor's walk. He noticed that many houses in the City have no visible house numbers or none at all. He felt the City should have an ordinance that mandated this.

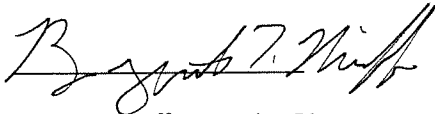
President Stan Richards spoke about the meeting times. He thought the meetings should possibly start at 6:30 p.m. so the meeting could begin on time or possibly not have both meetings on the same night.

**Director:** Bryant spoke about the Rules of Procedure. He also asked the board if the June meeting needed to change due to it being Fair Week. The meeting will stay on June 22<sup>nd</sup>.

ADJOURNMENT: Jeff made a motion to adjourn. Joe seconded. Meeting adjourned at 7:28 p.m.

A handwritten signature in black ink, appearing to read 'Stanley Richards', written over a horizontal line.

Stanley Richards, President

A handwritten signature in black ink, appearing to read 'Bryant Niehoff', written over a horizontal line.

Bryant Niehoff, Executive Director