



Rush County Courthouse  
101 East 2<sup>nd</sup> Street, Room 211  
Rushville, Indiana  
765.932.3090  
planningdirector@rushcounty.in.gov

## **MEETING OF THE RUSHVILLE ADVISORY PLAN COMMISSION**

July 27, 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 6:03P.M.

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

ABSENT: Grant Reeves and Shelly Wakefield.

MINUTES: Jeff made a motion to approve the June 22, 2016 minutes. Brad seconded the motion. All in favor. Motion carried.

**Joe Rathz arrived at 6:04P.M.**

OLD BUSINESS: Road to Stellar – Bryant informed the board about the Stellar presentation. The City of Rushville is one of three finalists of communities of over 6000 in population but under 50,000. The winner will be notified on August 11<sup>th</sup>. Joe and Brad were at the presentation. Both said it went well and were very proud of Director Bryant Niehoff.

### NEW BUSINESS:

Subdivision & Replat: **APC2016-003** – The applicant, Moster Mortuary is located at 334 N. Main Street. The property is zoned CBD; Central Business District. They are in the process of upgrading the property. They will demo the old garage and build a new garage in its place and re-construct the rear porch entrance to the primary structure. The existing garage sits on two parcels, and to meet the standards of the Zoning Ordinance, they must replat the two parcels into one. They are also replatting the two additional parcels that the applicant's parking lot sits on to create one parcel. Bryant gave his staff report with a favorable recommendation. Ron Chudzinski, Smith Brothers Ultimate Builders Inc., 4320 N. 550W, Fairland, IN, spoke on behalf of the applicant. He explained to the board what the plans are for renovation.

**The public hearing was opened. No remonstrance. Joe made a motion to close the public hearing. Brad seconded the motion.**

Joe made a motion to approve APC2016-003 contingent upon the applicant completing a subdivision modification application in the Joint Planning and Zoning Office. Brad seconded the motion. All in favor. Motion carried.

**ILP2016-017** – Moster Funeral Home Garage and Porch Addition – Rod Chudzinski with Smith Brothers Ultimate Builders on behalf of the applicant is requesting to construct a new garage and porch addition for the property located at 334 N. Main Street. The property is zoned CBD, Central Business District. The property also falls within the Corridor Overlay District and the Historic Neighborhood District. The project must meet all applicable development standards and requirements of the 3 districts to obtain an Improvement Location Permit.

The Historic Board gave approval on July 12, 2016 for the demolition of the existing garage, the porch addition and the proposed garage.

The City Council approved the porch addition and the proposed garage on July 19, 2016.



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Shawn made a motion to approve ILP2016-017 for the Moster Funeral Home garage demolition and construction of a new garage and porch addition. Joe seconded the motion. All in favor. Motion carried.

REPORTS: Bryant stated he is working with Shelly on updating the zoning maps. He will also be working with Ball State Planning students on creating a model of our downtown. The students will be speaking with our neighborhoods regarding cleanups, action group and researching the historical significance of the neighborhoods. He also attended the third meeting for a Market Study of Housing for Rushville. Bryant gave all board members a copy of the Subdivision Control Ordinance and Zoning Ordinance for the City of Rushville.

ADJOURNMENT: Joe made a motion to adjourn. Jeff seconded. Meeting adjourned at 6:47 p.m.

Stanley Richards, President

Bryant Niehoff, Executive Director