



CITY OF RUSHVILLE

330 N. Main Street, Suite 200
Rushville, Indiana 46173
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MINUTES FOR THE MEETING OF THE RUSHVILLE ADVISORY PLAN COMMISSION

March 17, 2021
6:00P.M.

Call to Order: The Rushville Advisory Plan Commission met on the above date and time in Council Chambers. President Shawn Adkins called the meeting to order at 6:00pm.

ROLL CALL: Shawn Adkins, Brad Berkemeier, Doug Corn, Jeff Houser, Joe Rathz, and Ross Winters.

Absent: Kim Mahan.

Deputy Director Carmen Clark and Consultant Shelly Wakefield were also in attendance. Attorney Grant Reeves attended through Zoom.

Minutes: Mr. Houser made a motion to approve the minutes for February 17th as presented. Mr. Berkemeier seconded the motion. All in favor. Motion carried.

Old Business:

President Shawn Adkins swore Steve Cooper with Coor Consulting, 303 W. Main Street, Knightstown, in at this time.

21-Z-01: Coor Consulting, on behalf of Terry and Amy Gwinnup, is seeking a rezone of the property located at 611 E. US Highway 52. The request is to change the zoning to C-2, Community Business District from the current R-1, Single-Family Residential.

Mr. Cooper apologized for not being able to connect with Zoom at the meeting last month. The request for the Gwinnup property located 611 E. US Highway 52 and 597 E. US Highway 52 is to rezone to C-1, Neighborhood Business District. The original request was to rezone to C-2, Community Business District. Mr. Rathz felt the lower zoning would be better suited to fit the area.

Public Hearing: No one spoke. President Adkins closed the public hearing.

Mr. Corn made a motion for a favorable recommendation to rezone both parcels to C-1, Neighborhood Business District. Mr. Rathz seconded the motion. All in favor. Motion carried.

Mr. Berkemeier verified that the ordinance would be corrected before the Council meeting. Ms. Clark said the correction would be made.

New Business:

Mrs. Wakefield discussed with the board upcoming zoning amendments including the sign ordinance and small changes to the subdivision control ordinance. She will also be working on an amendment for a downtown overlay

district.

Mr. Berkemeier also expressed a need to expedite an amendment for mixed use in the Central Business District for second floor housing in the downtown area.

Tiny homes, 5G and solar were also discussed for possible future amendments.

Reports:

Deputy Director: Ms. Clark spoke to the board about a sign company's complaints regarding the sign ordinance being too restrictive.

Attorney: Mr. Reeves explained that the McCormick case has not been fully dismissed yet for the City.

Consultant: No report.

ADJOURNMENT: Mr. Houser made a motion to adjourn. Mr. Berkemeier seconded the motion. Meeting adjourned at 6:38pm.

A handwritten signature in cursive script, appearing to read "Shawn Adkins", written over a horizontal line.

Shawn Adkins, President

A handwritten signature in cursive script, appearing to read "Carmen Clark", written over a horizontal line.

Carmen Clark, Secretary