



CITY OF RUSHVILLE

133 West 1st Street
Rushville, Indiana 46173
(765)932-3735

MINUTES FOR THE MEETING OF THE RUSHVILLE ADVISORY PLAN COMMISSION

April 18, 2018
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 6:00P.M.

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

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

MINUTES: Mr. Houser made a motion to approve the minutes as posted from the February 21st meeting. Mr. Berkemeier seconded the motion. All in favor. Motion carried.

Old Business:

There was no old business.

NEW BUSINESS: **Corridor Overlay Approval -**

18-CO-01: Wells Fargo, 1541 N. Main Street, is requesting Corridor Overlay approval for HVAC screening.

Mr. Marc Cotter with Shawnee Construction is representing Wells Fargo. Mr. Cotter has a flat tire and is delayed. He asked if the board would delay his petition until later in the meeting. There was no objection so President Richards changed the agenda order.

REPORTS:

Deputy Director: Ms. Clark deferred to Consultant Wakefield.

Attorney: Attorney Reeves updated the board on the property at 415 W. 9th Street that has a judgement for an illegal structure. Mr. Reeves is currently trying to find the property owner since this was purchased on contract. The occupant is accruing daily fines. Mr. Reeves would like to bring a judgement against the property owner. Normally if the occupant is in violation that would be a breach of contract.

Consultant:

Mrs. Wakefield discussed sign ordinance changes. She stated that a councilman would like to allow off-premise signage in the new ordinance. Some local business owners feel it hurts their business without them. President Richards felt off-premise signs could be allowed but with a long list of rules to be followed.

Mrs. Wakefield asked the board for an extension on the date for the Zoning Map update since she hasn't received the information yet. Mr. Berkemeier made a motion to postpone the deadline until the September 19th meeting for the update to the zoning ordinance and maps. Mr. Winters seconded the motion. Motion carried.

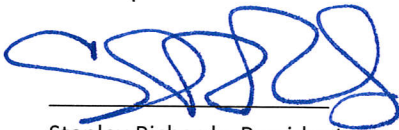
Mrs. Wakefield she is also working on updating the Historic District ordinance and map to bring it into compliance with statute. The ordinance should be independent of the zoning ordinance. Mr. Corn made a motion to update the Historic Preservation Ordinance. Mr. Berkemeier seconded the motion. All in favor. Motion carried.

Corridor Overlay Approval:

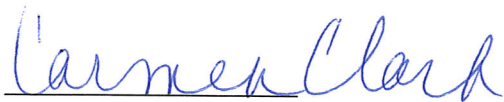
18-CO-01 – Wells Fargo, 1541 N. Main Street, is requesting Corridor Overlay approval for HVAC screening. Marc Cotter, 7701 Opportunity Drive, Fort Wayne, spoke on behalf of the contractor, Shawnee Construction. Mr. Cotter apologized for not realizing that there was a Corridor Overlay approval for the HVAC screening before doing the work. The plan is to paint with a stain that is standard for Wells Fargo. They would use something that would blend with the building. President Richards felt that this would eventually peel. Mr. Winters felt metal would fade like the wood. Mr. Corn felt it wasn't the board's decision to say what kind of material is used. Mr. Corn said it isn't his first choice but is the board nitpicking. Mrs. Wakefield said other new businesses have had to comply also. Mr. Rathz said the ordinance does state the type of material to be used. Mr. Berkemeier made a motion to approve the application contingent upon making the changes from a 2 foot barrier between the unit and the fence to four feet. Mr. Corn seconded the motion. Vote as follows: Mr. Adkins – Nay, Mr. Berkemeier – Yes, Mr. Corn – Yes, Mr. Houser – Nay, Mr. Rathz – Nay, President Richards – Nay, and Mr. Winters – Nay. Motion was defeated.

Mr. Winters made a motion to table 18-CO-01 to the May 16th meeting and to resubmit with what will be provided. All in favor with the exception of Mr. Houser. He abstained. Motion carried.

ADJOURNMENT: Mr. Berkemeier made a motion to adjourn. Mr. Rathz seconded the motion. Meeting adjourned at 7:14 p.m.

A stylized, handwritten signature in blue ink, appearing to read 'Stanley Richards'.

Stanley Richards, President

A handwritten signature in blue ink, appearing to read 'Carmen Clark'.

Carmen Clark, Deputy Director