



CITY OF RUSHVILLE

330 N. Main Street, Suite 200
Rushville, Indiana 46173
(765)932-3735

MINUTES FOR THE MEETING OF THE RUSHVILLE ADVISORY PLAN COMMISSION

May 19, 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, Doug Corn, Jeff Houser, Kim Mahan and Joe Rathz.

Absent: Brad Berkemeier and Ross Winters.

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

Minutes: Mr. Houser made a motion to approve the minutes for March 17th as presented. Mr. Rathz seconded the motion. All in favor with the exception of Ms. Mahan. She was absent from the meeting. Motion carried.

Old Business:

There was no old business.

New Business:

21-RP-02: Andrew Scholle, on behalf of Christina Levi, is seeking a replat approval to change lot lines for 1304 and 1306 N. Morgan Street. There are two variance requests before the BZA for lot area and setback requirements.

Realtor Tim Yazel, 701 N. Main Street, spoke on behalf of Mr. Scholle and Mrs. Levi.

Mr. Yazel said Mrs. Levi wishes to move the property lines to give herself more room on the property she lives located at 1304 N. Morgan. Mrs. Levi is selling the property at 1306 N. Morgan Street. She needs the replat completed prior to closing on the home. The BZA is hearing variances for lot area and setbacks at tonight's meeting. These lots are already non-conforming lots.

Public Hearing: No one spoke at this time.

Mr. Corn made a motion to approve 21-RP-02 contingent upon variance approvals. Mr. Houser seconded the motion. All in favor. Motion carried.

Resolution 2021-06: Corridor Overlay: corrections. Mrs. Wakefield told the board that the outdoor display section was missed with the previous Corridor Overlay amendment. It was in the original Corridor Overlay. Mr. Rathz questioned the outdoor service area and loading docks portion of the ordinance. Mrs. Wakefield said it had been moved to Article VIII. There was a lengthy discussion on what the percentage of outdoor displays should be.

It was agreed by a majority that 10% would be appropriate.

Public Hearing: No one spoke at this time.

Ms. Mahan made a motion for a favorable recommendation of Resolution 2021-06 with 10% outdoor display area. Mr. Corn seconded the motion. All members voted aye with the exception of Mr. Rathz. Mr. Rathz voted nay. Motion carried.

The board discussed an upcoming Central Business District amendment. The amendment will be advertised for a public hearing. Several board members disagreed with a mandatory parking space requirement per dwelling unit.

Reports:

Deputy Director: No report.

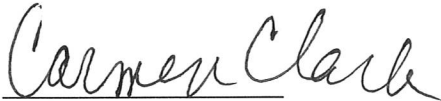
Attorney: No report.

Consultant: No report.

ADJOURNMENT: Mr. Houser made a motion to adjourn. Ms. Mahan seconded the motion. Meeting adjourned at 6:51pm.



Shawn Adkins, President



Carmen Clark, Secretary