



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

October 16, 2019
6:00P.M.

Call to Order: The Rushville Advisory Plan Commission met on the above date and time at the City Center Council Chambers at 330 N. Main Street, Suite 200, Rushville, Indiana.

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

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

Minutes: Mr. Berkemeier made a motion to approve the September 18th minutes as presented. Mr. Adkins seconded the motion. All in favor. Motion carried.

Old Business: Fence Ordinance Resolution: 2019-1. Board members discussed requirements of fencing around ponds and what the pros and cons were to have or not have a fence around ponds. President Richards moved this to the end of the full slated agenda to discuss.

New Business:

Corridor Overlay Approval:

Taff Building (Fish Moon Brewery), 309 N. Main Street, redevelopment project. President Richards recused himself and left the table to sit in the audience.

Vice-President Joe Rathz swore in Project Manager Greg Martz, 8561 N. 175E, Springport, Indiana. Mr. Martz explained that the Historic Board gave their approval at the last meeting. The front façade will be very close to what is there now. Hope to return to the original windows with the grid patterns. Fish Moon Brewery signage on overhead door on front façade. Seating could be in the rear of building if too tight to place in front. Prefer to place an overhead door with a bar at the front of the building.

Public Hearing: No one spoke at this time.

Mr. Houser made a motion to approve with conditions if the seating is in or out that it doesn't violate any city ordinances. Mr. Berkemeier seconded the motion. All in favor. Motion carried.

President Richards returns to the table.

Tweedy Lumber & Hardware, 100 S. Perkins Street, exterior and signage. President Richards swore in Dustin Reynolds, 550 E. US 52, Rushville, at this time. Mr. Reynolds stated the plan is to update the exterior and the signage at Tweedy Lumber & Hardware. Mr. Reynolds said the rental and garden area will be fenced in. Mr. Rathz explained that any outside storage should be screened. Any gates for access will be the garden section. The fence will be vinyl or black wrought iron.

Public Hearing: No one spoke at this time.

Mr. Rathz made a motion to approve as presented with rooftop equipment removed. Mr. Adkins seconded the

motion. All in favor. Motion carried.

Rezone: 19-Z-03: City of Rushville is seeking to rezone 1.73 acres of parcel 70-07-31-127-001.000-011 located at the southeast corner of 16th Street and Spencer Street. The request is to change the zoning to R-3, Multi-Family Residential District.

Russell Brown, with Clark, Quinn, Moses, Scott & Grahm, LP, representative for KDC Investments and City of Rushville, was sworn in by President Stan Richards. Mr. Brown stated that KDC Investments wishes to exercise their option from their purchase agreement with the City to obtain an additional 1.73 acres. It will be removed from the PUD and zoned R-3, Multi-Family Residential. There will be 7 buildings and 56 units total.

Public Hearing: No one spoke at this time. Mr. Houser made a motion to close the public hearing. Mr. Corn seconded the motion. All in favor. Motion carried.

Mr. Winters made a motion for a favorable recommendation to rezone to R-3, Multi-Family Residential. Mr. Houser seconded the motion. All in favor. Motion carried.

Subdivision: 19-S-04: City of Rushville is seeking to replat to add 1.73 acres from Parcel 70-07-31-127-001.000-011 to 4 acres of Parcel 70-07-31-127-003.000-011 located at the southeast corner of 16th Street and Spencer Street.

Mr. Brown stated there is one lot of 5.73 acres for a proposed current layout with the proposed Duke easement also shown.

Public Hearing: Phil Brashaber, 1547 N. Spencer Street, Rushville. President Richards swore Mr. Brashaber in at this time. Mr. Brashaber inquired about the drainage plan for this since there are issues in this area. Mr. Brown stated there will eventually be 5 ponds in the entire development. Mr. Houser made a motion to close the public hearing. Mr. Berkemeier seconded the motion. All in favor. Motion carried.

Mr. Berkemeier made a motion to approve the primary and secondary plat for 19-S-04 subject to the Council approval of the rezone request. Mr. Houser seconded the motion. All in favor. Motion carried.

Fence Amendment: Resolution 2019-01: Mrs. Wakefield did extensive research on fence ordinances in the state of Indiana. Mr. Reeves said there should be a written agreement with the landowners before ILP can be issued and a boundary survey from a licensed surveyor if placing a fence on the property line. A lengthy discussion ensued with board members regarding the cost to citizens for a survey versus a hand shake and an agreement with neighbors to place a fence on the property line.

Mr. Adkins made a motion for a favorable recommendation for Resolution 2019-01 for a fence amendment removing the requirement for fences around retention ponds. Mr. Berkemeier seconded the motion. A roll call vote was called. Mr. Berkemeier, Mr. Adkins, Mr. Richards, and Mr. Winters voted aye. Mr. Houser, Mr. Corn, and Mr. Rathz voted nay. Motion carried for a favorable recommendation for Resolution 2019-01.

Reports:

Deputy Director: No report.

Attorney: Mr. Reeves informed the board that oral arguments will be heard on the BZA case for the McCormick South Harrison Street Trailer Park on Friday, October 18th in Decatur County.

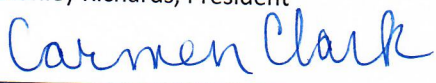
Consultant: No report.

Mr. Winters discussed the 5G towers. The City needs to get in front of this process and be ready to proceed.

ADJOURNMENT: Mr. Adkins made a motion to adjourn. Mr. Houser seconded the motion. Meeting adjourned at 7:15pm.



Stanley Richards, President



Carmen Clark, Secretary