

MINUTES
PLAN COMMISSION MEETING
July 13, 2023

These are the **Minutes** from the **Plan Commission Meeting** that was held July 13,2023 at Seymour City Hall Council Chambers.

The meeting was called to order at 5:00 p.m. by Jeri Wells (President).

Roll Call was taken by Jeremy Gray (Secretary) with members Jeri Wells (President), Angie Klakamp, Bret Cunningham, Dan Robison, Gary Colglazier, Don Bruce, Dave Eggers, Darren Richey, and Rick Schleibaum being present. Susie Bowman and Bernie Hauersperger (City Engineer) were absent.

The Minutes from the June 9th ,2023 meeting were discussed. Dave Eggers made a Motion to approve with Don Bruce seconding the Motion. Voice vote was taken, and the Minutes were approved 9-0 ,2 absent.

DOCKET:

P.C.M. 4-23 Seymour Mainstreet Petitioner: Petitioner is requesting an approval of their future Mainscape for downtown. Bri Roll from Seymour Mainstreet spoke to the board about the Master Plan for the future of the downtown area. Alania Shonkwiler from Veridus Group also spoke, explaining future ideas for the downtown area.

CORRESPONDENCE: NONE

SPEAK FOR: NO ONE

SPEAK AGAINST: NO ONE

Don Bruce asked about a “Tree City” and was told that is a city issue not Mainstreet.

Dan Robison asked about property maintenance. He was told in the grand scheme yes, flowers, etc. are nice on street fronts, but this will help with code enforcement on run down store fronts and condemned buildings.

Dave Eggers recommends if passed that the structure on Walnut St. (the old gym) needs to be addressed. He feels it is a thoroughfare into the city and needs to be addressed soon but didn't see it in any of the plans. He was told it is being looked at.

Jeremy Gray (Building Commissioner) stated he feels with grant money available this is a good idea as well as the Mayor and the City Engineer.

Dave Eggers made a Motion to approve with Don Bruce seconding the Motion. A vote was taken, and it was approved. 8 approve, 1 abstain and 2 absent. It will go onto City Council with a favorable recommendation.

B.Z.A. 0-14-23 Leona Castillo & Ridge Pearl Petitioners: Petitioners are requesting a Land Use Variance at 730 W 8th St. to put a shed on their property to use it as a commissary kitchen.

Ridge Pearl spoke to the Board stating they would like to start a small catering business first. They fix food now and take it out to some of the factories. They feel there is a need for this. This will be only fixing and delivery. There will not be any pickup at the house.

CORRESPONDENCE: NONE

SPEAK FOR NO ONE

SPEAK AGAINST: Allen Winslow who lives at 901 Holly Dr stated they are good neighbors. They feel the neighborhood should stay the way it is, not running business's out of homes. He is afraid of the impact it will have on the neighborhood.

Tim Hardin lives at 900 W 8th St, spoke to the Board feels the traffic will become an issue. He states there are already a lot of cars there now, which becomes a problem and safety issue sometimes. He also feels a residential area should stay that way and not Commercial. He stated the Ordinance officer was sent down there before when they were cooking out of the house and had to tell them to stop. He feels if they are giving the approval, they will not abide by the Ordinance.

Kelly Pifer (City Ordinance Officer) spoke to the Board that he did indeed have to go and stop them from cooking out of their house. He has not had to go back though.

Mary Schollenberger spoke to the Board with concerns of parking and does not want a "business" in a neighborhood.

Ridge Pearl spoke again to the Board about their concerns. He stated when he was contacted the first time he did stop, and he did contact the Health Dept. He was not aware of the rules to do this. As for the parking issue, he stated they have a big family and when there is a gathering, they all come. He feels this is their first step in trying to build a business.

Don Bruce made a Motion to deny with Dave Eggers seconding the denial. A vote was taken, with an 8-1 denial, 2 absent. It will go to BZA 7/25/2023 with an unfavorable recommendation.

B.Z.A. A&G Leasing Petitioners: Petitioners are requesting a Land Use Variance at 108 W 2nd St. to have a dog grooming business.

Andrew Skaggs spoke to the Board stating he had bought this building downtown to refurbish it. They are turning the second floor into a possible apartment. The main floor will be rented as a business. They have been contacted by a lot of people wanting to possibly put their business in there. Unleashed Dog Grooming has contacted them to rent it out. That is when Mr. Skaggs was contacted by Drew Storey and told him they could not put a dog grooming business in that space. They have halted construction till this can be decided.

CORRESPONDENCE:

Monica Stuckwisch sent a letter stating she and her husband are for this. Chelsea Burrell, a local realtor sent a letter stating she is for this business also.

SPEAK FOR: Janet Davidson uses the business and feels this would be good for the downtown area.

Marinda Fowler stated she uses the business and feels this would be good for the downtown area. If people must wait for their animals that means more shopping downtown, which is good for the city.

Courtney Nourse, owner of Unleashed, spoke to the Board. She stated it will be a small business. There will only be 3 dogs at the most at one time in the store. They must be picked up 15 minutes after they are done.

Betty Oberring feels this will be a good fit for downtown.

SPEAK AGAINST: NO ONE

Dave Eggers asked if this should be rezoned?? Jeremy Gray (Building Commissioner) stated he felt this was the best option for this case. He feels Ordinance might need to be rewritten to clarify the next situation.

Bret Cunningham doesn't feel there is much of a need for another dog grooming business downtown. He thinks it needs to be Rezoned other than Variance.

Gary Colglazier doesn't want the Skaggs to have to wait on a Rezone. He feels that will take too long for the city to change the Ordinance and does not want the Skaggs' to have to wait any longer.

Gary Colglazier made a motion to approve with Don Bruce seconding the motion. A vote was taken, and it passed 7-2, 2 absent. It will go to B.Z. A. 7/25/2023 with a favorable recommendation.

OTHER MATTER: NONE

ADJOURNMENT: Jeri Wells made a motion to adjourn with Dave Eggers seconding the motion. The meeting was adjourned at 6:00 p.m.

SIDE NOTE: After the meeting Dan Robison made it known to Jeri Wells (President) he felt he had voted wrong on BZA 0-14-23 and wanted to know if he could change his vote. It was decided to ask the City Attorney before making any changes. I, Patty Tormoehlen, spoke to the City Attorney on 7/14/2023, and she said no change could be made to his vote.