

**Town of Georgetown, Indiana
Plan Commission Meeting
April 4, 2023 6:00 P.M.**

Call to Order

Pledge of Allegiance

Roll Call

Members in Attendance: Chris Loop, Shelly Trent, Jeff McCaffrey, Julia Keibler and Ben Stocksdale.

Other members in attendance: Kristi Fox, Bob Woosley.

Members Absent: Doug Wacker and one open position.

New Business

Organizational Items

Jeff McCaffrey made a motion that Chris Loop remain President. Seconded by Ben Stocksdale and approved 5-0.

Jeff McCaffrey made a motion that Shelly Trent be Vice President. Seconded by Ben Stocksdale and approved 5-0.

Chris Loop made a motion that Julia Keibler be Secretary. Seconded by Ben Stocksdale and approved 5-0.

Jeff McCaffrey made a motion that Kristi Fox be the Plan Commission Attorney. Seconded by Ben Stocksdale and approved 5-0.

Jeff McCaffrey made a motion for Bob Woosley to be the Engineer. Seconded by Chris Loop and approved 5-0.

The Peoples Petitions and Comments

Nothing to report.

Approval of Minutes

Ben Stocksdale made a motion to approve the minutes from the October 4, 2022, meeting. Seconded by Shelly Trent and approved 5-0.

New Business

1610 Canal Lane- Rezoning application

Todd Rosenbaum is the owner and applicant for this rezoning request. He plans to rezone this to B-3 so he can sell antiques and sporting goods. He is currently cleaning up the property and plans to be operating in a few months. It is currently zoned R-2.

Bob Woosley- Town Engineer-

Bob Woosley is in favor of the zoning change from R-2 to commercial B-3 for general retail sales. This parcel has always operated as a commercial building. In Bob Woosley's opinion this zoning change request is consistent with the comprehensive plan and it allows for general business use to be located in an area that supports the residents of the area. This request is consistent for the most desirable use of the land because it is home to a former commercial business that has existing parking and access driveway that can be utilized without causing additional disruptions to the area. The existing monument sign could be utilized for any new business. The request is consistent with the conservation of property values throughout the area. When it was used as a business in the past, it never impacted the surrounding parcels. The request will support responsible growth and development in the area because it allows for the continued usage of the site as a commercial business, as well as, it being located near State Road 64 and along a thorough street and not within a subdivision.

In Favor:

Patty Nelson - 1630 Canal Lane - She is in favor of anyone starting a business there.

In Opposition:

None

Zoning Map Docket G-01-70-31, 1610 Canal Lane, Todd Rosenbaum

Chris Loop read Bob Woosley's report and completed the ballot. (See Attached)

Upon careful review the Georgetown Plan Commission hereby makes a favorable recommendation of the petitioners zoning amendment application on April 4, 2023. Approved 5-0.

Miscellaneous Business

Nothing to report.


Public Comments of Any Concern

Nothing to report.

Adjournment

Ben Stocksdales made a motion to adjourn. Seconded by Jeff McCaffrey and approved 5-0.

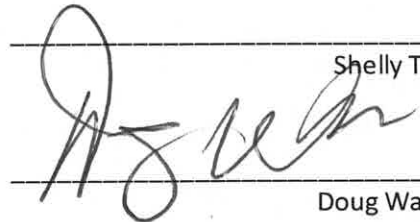
Minutes Approved By:


Chris Loop

Ben Stocksdale


Jeff McCaffrey

Shelly Trent


Doug Wacker


Haley James

Garrod Sieveking

ATTEST:


Haley James
Secretary



ZONING MAP

GEORGETOWN, IN

- Legend**
- Mixed Residential / Business District
 - Public Park
 - School Boundary

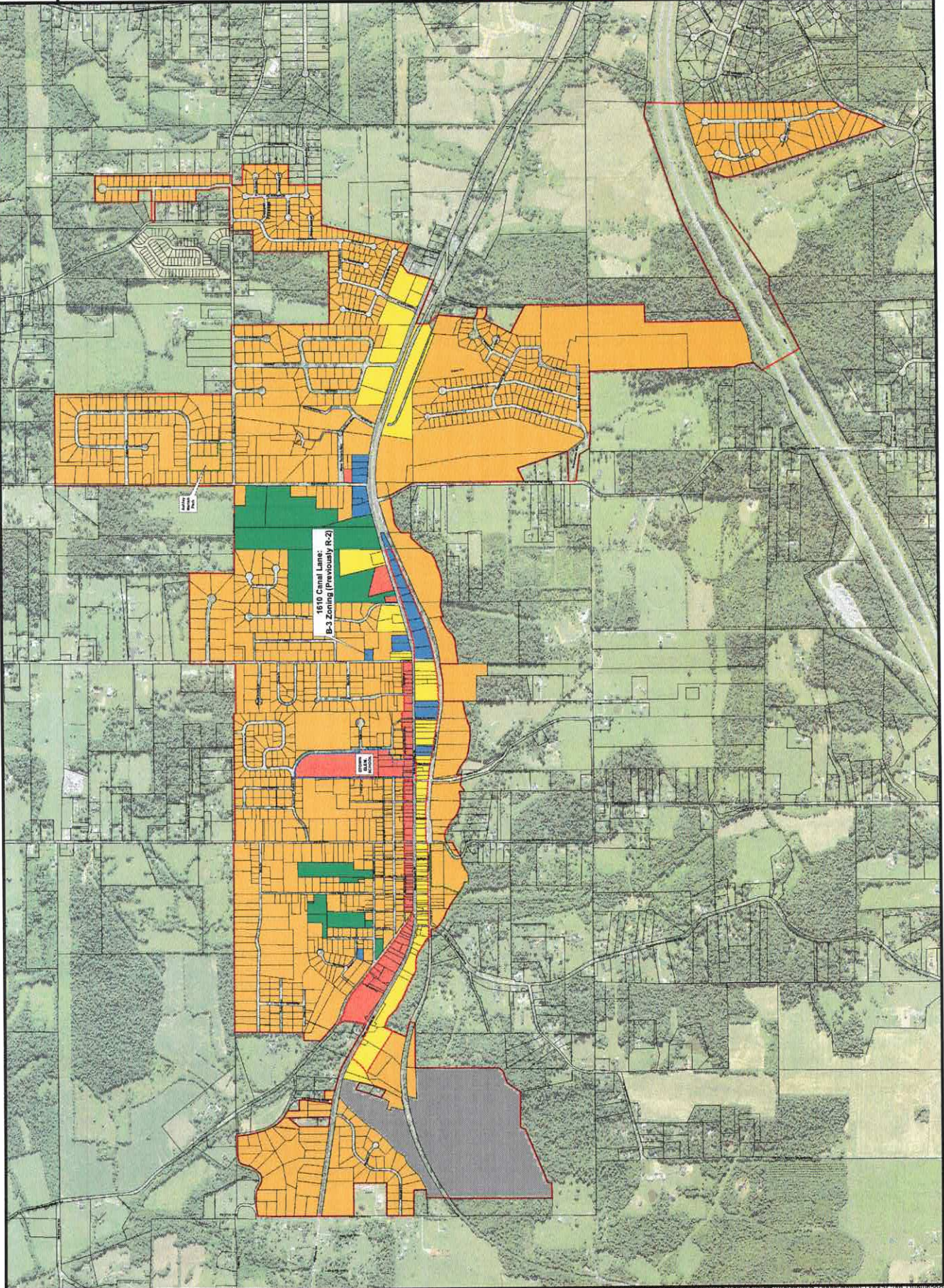
- Zone**
- A
 - R-2
 - R-3
 - B-1
 - B-2
 - B-3
 - M-1

- A - AGRICULTURE
- R-1 2 DWELLING UNITS PER ACRE
- R-2 4 DWELLING UNITS PER ACRE
- R-3 8 DWELLING UNITS PER ACRE
- B-1 LOCAL SERVICE
- B-2 GENERAL BUSINESS
- B-3 HEAVY INDUSTRIAL
- M-1 HAZARDOUS WASTE DISPOSAL

Approved on 04/19/23
by Town Council

0 300 600 1,200
Feet

Prepared by:
HERITAGE ENGINEERING, LLC



1810 Canal Lane:
B-3 Zoning (Previously R-2)