

**Town of Georgetown, Indiana
Planning Commission
Meeting Minutes
July 27, 2026 @ 5:30 P.M.**

Roll Call

Members in Attendance: Chris Loop, Melanie Douglas, Garrod Sieveking, and Jeff McCaffrey.
Members Not Present: Jason Parrish and Craig Eberle. Also in attendance was Kristi Fox, Bob Woosley, and Julia Keibler.

People's Petitions and Comments / Questions of Agenda Items Only

None.

Approval of Minutes

Garrod Sieveking made a motion to approve the Meeting Minutes from May 18, 2026.
Seconded by Jeff McCaffrey and approved 3-0 with Chris Loop abstaining.

New Business/Agenda Items

Beacon Street Consulting Update – Don Lopp

Don Lopp explained that the zoning code is ready to be approved via ordinance once the Historic Overlay District has been approved by the Planning Commission. Don explained that he will provide a document that outlines the changes from the current zoning code versus the new zoning code.

Bob Woosley asked if the Town is keeping the current Zoning Classifications or if the new code will match Floyd County. Don explained that the Town will be keeping the current Zoning Classifications.

Chris Loop asked about the UDO rules and the process of the State requiring an annual public hearing. Don Lopp explained that he would hold a public hearing on behalf of the Town to hit all State requirements.

Chris Loop mentioned that UDO's are important to infill inside Town limits and within the Historic District. He noted that a community in Oklahoma is being progressive about their development by providing approved building types and drawings to developers and that he would email the article to the rest of the group. Don Lopp noted that other communities call these types of developments "sketch books" and that the Redevelopment Commission could help pay for those types of approved "sketch books."

The documents provided by Beacon Street Consulting are attached.

Indiana Landmarks Historic Overlay District Update – Laura Renwick

Laura Renwick explained that the Historic District Overlay would follow the Town's already established Historic District. Her documents lay out best practices and design guidelines.

Discussion on the application process of having staff manage the application process or having the Planning Commission approve applications. The Planning Commission would be interested in having a scorecard that could help determine applications instead of reviewing each application with different interpretations.

Laura Renwick explained that Indiana Landmarks could act as a consultant for the Planning Commission so that the process outlined in her guidelines is consistent. She noted that New Albany and Corydon, as a local reference, have different committees that oversee the determination of the process and reach out to Indiana Landmarks for advice / consulting when needed.

The design guidelines include demolition, new construction, accessory structures, additions, relocation, signage, and sites. Best practice (advisory issues – not code enforcement issues) topics include awnings and canopies, doors, foundations, masonry, paint, porches and balconies, roofs and gutters, siding and trim, storefronts, and windows.

Bob Woosley noted that items listed in the design guidelines would need to match with the zoning code and permitting process such as fencing and sheds.

Laura Renwick will have an application prepared for the Planning Commission before the August meeting.

The documents provided by Indiana Landmarks are attached.

Miscellaneous Business

None.

Announcements

None.

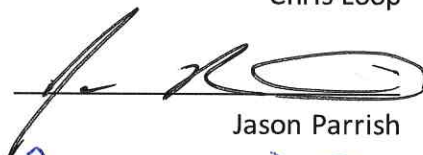
Adjournment

Jeff McCaffrey made a motion to adjourn the meeting. Seconded by Melanie Douglas and approved 4-0.

Minutes Approved By:



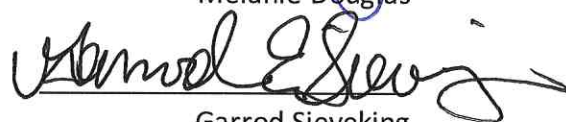
Chris Loop



Jason Parrish



Melanie Douglas



Garrod Sieveking

Craig Eberle



Jeff McCaffrey

Vacant

ATTEST:


Reny Keener
Secretary