

Richlands Planning Commission

May 6, 2025

Members Present

Barry Alley
Elaine Holmes
Greg Horn
Chester Price

Staff and Town Officials Present

Ron Holt
Gary Jackson
Nathan Keen
Billy Shelton
Mike Thomas

Guests

- I. The meeting was called to order by Barry at 6:00 pm.
- II. Invocation given by Barry
- III. Pledge of Allegiance led by Barry
- IV. Business
 1. Barry would like to ask for an agenda to be emailed prior to the meeting. Michelle was unable to be at the meeting and an agenda was not created.
 2. Nathan asked Mike what we should do to change zoning regulations to avoid the problem of property owners residing in B-2 having to go through zoning change process to rebuild if their residence is damaged or destroyed due to fire or other natural disaster. Mike agreed to make language changes to the current zoning ordinances for our review at the June 3rd meeting.
 3. 1472 Raven Road Update- At the Council meeting last month, council tabled its decision on allowing a trailer to be placed on the Stevens property, requesting more information. Bill will be providing them with a PowerPoint, maps, and photographs at the next council meeting to facilitate their decision.
 4. Richlands Mall Renovations- Ron Holt reported that the new owner of the Richlands Mall wants to make a substantial investment to improve the Richlands Mall Property, potentially using it as- ideally- low-cost housing for seniors. Ron met with the IEDA last night, proposing the town for a work group of IEDA and Planning Commission members to help provide town input for the project. Barry said he would bring up the idea to CVMC leader Peter Mulkey to possibly get hospital involvement. Greg and Chester indicated interest in participating in the group. Ron said he would determine a day/time for the first meeting and send an email to both groups soliciting participation.
 5. Joint Public Hearing Procedure- Barry suggested that in the future public council/commission hearings be scheduled at 5:30 instead of 5:45 so the commission has time to reach decisions about its recommendations to council immediately after. This will keep delays to council meetings to a minimum and speed up the decision process for property owners. Commission members agreed, and Ron Holt agreed to present our preference to Council.
- V. Elaine moved that the meeting be adjourned, Greg seconded, All Aye. Meeting was adjourned.
- VI. The next regular meeting will be held Tuesday, July 1, 2025, at 6:00 pm.

Notes by: Greg Horn

Submitted by: Michelle Elswick, Secretary