

Richlands Planning Commission

June 2, 2026

Members Present

Barry Alley
Michelle Elswick
Brandon Hensley
Greg Horn
Chester Price

Staff and Town Officials Present

Gary Jackson
Nathan Keen
Don Marr
Billy Shelton

Guests

Emily Noonan
World of Learning
Academy Employees

- I. The meeting was called to order by Barry at 5:45 pm.
- II. Invocation given by Chester
- III. Pledge of Allegiance led by Barry
- IV. Approval of minutes for November 2025, January 2026, April 2026
 1. Motion to approve made by Brandon, seconded by Greg, all ayes.
- V. Business
 1. World of Learning Academy, currently located at 1314 Front Street, Richlands, would like to move into a portion of the Teen Center, located at 217 Railroad Ave, Richlands. The current building owner is retiring and wants to sell the building.
 - i. Since the Teen Center operates mainly in the evenings, the building is open during the day. They are hoping to use a portion of the second floor for the daycare and private preschool and school.
 - ii. Currently a school cannot operate in that building. A daycare would be an acceptable use of the building. However, the school is currently registered as a 501c3, meaning they are a nonprofit that does not pay taxes to the community.
 - iii. Their original license was obtained as a daycare. They later started offering school services. They should have returned for the appropriate business license but did not.
 - iv. Barry asked how many children they have. The response they gave was 35 students per year.
 - v. Michelle asked if they had already had in inspected to make sure that space would be approved for a daycare/school. They responded yes.
 - vi. The Town Manager asked why the teen center was zoned as a B2. Nathan said it was zoned that way when the police department was there and was not changed. He also asked why a school couldn't be in a B2. Nathan said they are currently zoned as a R2.
 - vii. Greg stated it would be unfair to not allow them to operate in a B2 now since they are currently doing that same thing. Don stated the importance of consistency.
 - viii. Don suggests we look into creating a P Zone for Public Use, such as town hall, police, ambulance, fire, schools, etc.
 - ix. Due to moving, the business is currently closed for the summer. Their goal is to reopen mid-August.
 - x. Billy asked if a conditional use permit would be acceptable to allow them to operate. Don said it would be, but you would have to be very careful how it is worded.
 - xi. Gary was concerned about their ability to get a Certificate of Occupancy on the second floor of the Teen Center. He said they would likely have to install

sprinklers and would probably having a hard time getting anyone to install them in that building.

- xii. Gary is going to recommend they meet with the Building Inspector's Office and come back after they have all of that worked out.
- xiii. Commission discussed other places in town that would have the space for a daycare (minimum of 35 sq ft/child). There were few options mentioned.

VI. Member Concerns

- 1. Barry let everyone know this would be his last meeting.
 - i. A posting was run for Planning Commission, IEDA, and Zoning Board of Appeals. They have had only one applicant
 - ii. Everyone is urged to think of people that might be interested in joining one. Submit names to Nathan, Billy, or Susan

VII. Gary moved the meeting be adjourned, Greg seconded, All Aye. Meeting was adjourned.

VIII. The next regular meeting will be held Tuesday, July 7, 2026, at 5:45 pm

Submitted by Michelle Elswick, Secretary

Approved - Gary D/Hm
7/7/26