

BOARD OF ZONING APPEALS

DECEMBER 4TH, 2018

ROLL CALL: Dohn Green, Sandra Jackson, Vice President, Phil Shanahan, Craig Trent, Ben Wicker, President. Also present were Geoff Wesling, Attorney, Gregg Duke, Director, and Linda Ashwill, Secretary.

APPROVAL OF MINUTES: For November 13th, 2018 regular monthly meeting, Executive Session, October 23rd, 2018 and Special Meeting, October 23rd, 2018. Hearing no corrections or additions the minutes were approved as follows:

October 23rd, 2018, Executive Session-Motion was made by Phil and Seconded By Craig. All in favor. Minutes approved.

October 23rd, 2018, Special Meeting-Motion was made by Craig and Seconded By Sandra. All in favor. Minutes approved.

November 13th, 2018, Monthly Meeting-Motion made by Phil and Seconded by Dohn. All in favor. Minutes approved.

President, Ben went over the procedures and protocol for the meeting.

NEW BUSINESS:

1. BZA-2018-41 Mark & Patricia Schwomeyer are requesting a Special Exception to construct a dwelling at 9287 West Base Road in Arlington. Parcel # 70-09-03-200-004.000-014. Mr. Schwomeyer was present as representative. Gregg stated the Schwomeyer's scored twenty-four on the Regulated Livestock Housing Scoring Card. This parcel is only 6.35 acres in an A-3 zone. Application for this Special Exception was properly advertised. Adjoining neighbors were notified. After discussion motion was made by Craig to approve this Special Exception for a dwelling upon approval on septic system. Seconded by Sandra. All in favor. Motion carried.

2. BZA-2018-28 Rogers Farms-Pamela Peggs, Agent is requesting standard variances to 7.10.2 (a, d1 & d2) to allow a subdivision at 7753 North 50 West, Rushville, IN. Parcel # 70-03-30-100-004.000-002. Pamela was present as representative. This is subdivision for a four (4) acre lot from a parcel of 36.4 acres. This is for variances for less than forty (40) acres in A-3, Regulated Livestock. Front yard setback of forty-five (45) feet. The standard is one hundred (100) feet from the edge of the public right-of-way. Side yard setback of twenty-eight (28) feet. The standard is forty (40) feet measured from the side property line. Notice of this hearing was locally advertised ten days prior and adjacent property owners were notified. Ben asked if this wasn't an existing home that was needed to be compliant. Gregg answered yes it was. After discussion, Dohn made the motion to approve all three variances. Seconded by Phil. All in favor. Motion carried.

3. **BZA-2018-43 Mark Wilkinson for the Wilkinson Family Trust** is requesting a variance from development standard listed in 7.10.2 (a & d1) and also 6.2.6 for accessory building less than ten (10) feet from the property line. Property is located at 7443 North 800 East, Falmouth. Parcel # 70-04-28-400-001.000-015. The subdivision is for four (4) acres that would include the house and buildings from a parent parcel of eighty (80) acres. Mr. Harold Gibson, surveyor, was present as representative. He stated this property is being subdivided so a niece and her husband can buy the dwelling and buildings. This has been in the Wilkinson Family for many years and they wish for it to remain as such. The dwelling and buildings were built many, many years ago before these variances were in existence. After discussion a motion was made by Sandra to approve these variances. Seconded by Dohn. This was a Nay vote. Roll call vote requested. Dohn-Aye, Sandra-Aye, Phil-Aye, Craig-Nay, Ben-Aye. Four to one. Motion to approve these variances was carried.

Ben asked if there was any further New Business. There was none.

REPORTS:

Attorney: Geoff states he has nothing at this time.

Director: Gregg stated he didn't know if the Board wanted to discuss the Rules and Procedures tonight, since they were not discussed last month. Craig stated he would like to have the printed pages before him, before the discussion. Everyone has electronic copies, but Gregg said he would see that they got printed copies before discussion at the next meeting.

Ben asked if there was anything else for the good of the cause. Nothing. Ben entertains a motion to adjourn.

ADJOURNMENT: Dohn makes the motion to adjourn. Seconded by Sandra. All in favor. Meeting adjourned-6:30 P.M.

Ben Wicker
President

Linda Ashwill
Secretary

