

# Board of Zoning Minutes

February 12, 2019

6:00 P.M.

## **President Ben Wicker called the meeting to order at 6:00 P.M.**

**Roll Call:** present included President Ben Wicker, Dohn Green, Sandra Jackson, Phil Shanahan, Craig Trent. No absences. Also present included Attorney Geoff Wesling and Director Gregg Duke

**Approval of Minutes for January 8, 2019:** President Wicker asked for additions or corrections to the minutes from the January meeting. Mr. Trent said the Board had not been provided with minutes to approve. President Wicker suggested they wait until the March meeting to approve January and February minutes and move on to new business.

## **New Business:**

1. President Wicker announced BZA 2018-47 Janice and Donald Apple, and Dorothy Williamson are requesting development standard variances to 7.10.2(a, and d1) to allow a subdivision at 9931 W. 1000 North, Greenfield, IN. Gregg read the staff findings of fact with a recommendation of approval. Petitioner Janice Apple had no comments. Mr. Trent asked if the front yard setback on the survey was from the right of way or the road centerline. Gregg answered the 101 feet was from the centerline. President Wicker opened the public hearing. No public comment received. President Wicker closed the public hearing and asked the Board for questions or comments. No further questions, President Wicker asked for a motion. Mr. Green motioned to approve variances seconded by Mr. Trent. Mr. Wicker called for a voice vote. The vote was unanimous to approve.
2. BZA 2018-48 Joyce Thompson and Suzanne Fry of Carpenter Trust, and agent Andy Scholle are requesting development standard variances to 7.10.2(a, b, and d1) to allow a subdivision at 3322 E. 1000 South in Rushville Township. Gregg read the staff findings of fact with a recommendation of approval. Agent Andy Scholle gave a presentation. President Wicker asked why the petitioners only wanted 217 feet of road frontage. Mr. Scholle suggested they wanted to preserve farmland and allow them to protect the drainage ditch. President Wicker opened the public hearing. No public comment received. President Wicker closed the public hearing and asked the Board for questions or comments. No further questions, President Wicker asked for a motion. Mr. Shanahan motioned to approve variances seconded by Ms. Jackson. Mr. Wicker called for a voice vote. The vote was unanimous to approve.
3. BZA 2018-50 Circle W Farms LLC, and agent Andy Scholle are requesting development standard variances to 7.10.2(a) to allow a subdivision in the 9000 blk of Highway 52, in Arlington. Gregg read the staff findings of fact with a recommendation of approval. Andy Scholle gave a presentation. President Wicker opened the public hearing. No public comment received. President Wicker closed the public hearing and asked the Board for questions or comments. No further questions, President

Wicker asked for a motion. Mr. Trent motioned to approve variances seconded by Mr. Green. Mr. Wicker called for a voice vote. The vote was unanimous to approve.

4. BZA 2018-52 Elmer and Ida Knepp, and agent Andy Scholle are requesting development standard variances to 7.10.2(a, b, and d1) to allow a three lot subdivision at 9308 S. Prill Road in Milroy. Gregg asked President Wicker to allow Mr. Scholle to make a presentation before staff recommendations. He agreed and Mr. Scholle asked to withdraw the petition. Mr. Trent motioned to allow the petition to be withdrawn, seconded by Mr. Green. Mr. Wicker called for a voice vote. The vote was unanimous to withdraw the petition.
5. BZA 2018-54 Phil and Cindy Ramsey Land Co., agent James Ramsey is requesting development standard variances to 7.10.2(a) to allow a subdivision in the 5000 blk of S. 975 West, Manilla. Gregg read the staff findings of fact with a recommendation of approval. James Ramsey gave a presentation. Mr. Trent asked why the land was being subdivided. Mr. Ramsey stated someone was going to buy the property to build a dwelling. President Wicker opened the public hearing. No public comment received. President Wicker closed the public hearing and asked the Board for questions or comments. No further questions, President Wicker asked for a motion. Ms. Jackson motioned to approve variances seconded by Mr. Green. Mr. Wicker called for a voice vote. The vote was unanimous to approve.

**Old Business:**

The Board discussed changes to 1/23/19 draft of BZA Rules of Procedure. Mr. Trent suggested the Citizen's Remarks/Observations section be removed, and further suggested it be approved if no other changes were suggested. Hearing no further changes suggested President Wicker called for a motion. Mr. Trent motioned to approve the 1/23/19 draft of the Rules of Procedure contingent upon the Citizen's Remarks/Observation section be removed. Mr. Shanahan seconded the motion. President Wicker called for a voice vote. The vote was unanimous to approve. Gregg stated he will send copies of the Rules of Procedure to the members.

Ben asked for reports from our Attorney or Director. None.

Mr. Shanahan motioned to adjourn, seconded by Mr. Trent. Mr. Wicker called for a voice vote. The vote was unanimous to adjourn.

Minutes approved March 12, 2019 by

---

President – Ben Wicker

---

Executive Director – Gregg Duke