BOARD OF ZONING MINUTES

MAY 14th, 2019

6:00 P.M.

Vice President, Sandra Jackson called the meeting to order at 6:00 P.M.

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

**APPROVAL OF MINUTES**: For April 9th, 2019**.** Phil made the motion to approve these minutes. Seconded by Dohn. All in favor. Minutes approved.

**NEW BUSINESS**:

**1. BZA 2019-6 Russell Angle** **Farm** is requesting development standard variances to 7.10.2(a,d1, and f2) to allow a subdivision at 4790 East SR 244, Rushville, IN. Richland Township Parcel # 70-15-12-400-002.000-007 The lot size is nonconforming for the 2.121 acres proposed in the A-3 District. The standard requires forty acres. The housing front yard setback of ten foot is nonconforming. The standard is one hundred feet from the edge of the public right-of-way. The water well at the back of the property is required to the fifty feet from all property lines and it is only twenty-one foot.

Jeff Powell, surveyor was present as representative. After questions from the Board in regard to the location of the property lines, Craig made the motion to approve these variances with the stipulation that the well line be increased to fifty foot from the property line. This was seconded by Dohn. All in favor. Motion carried. Jeff is to bring in corrected survey for this correction.

**2. BZA 2019-7 Ryman Farms** and agent David Sweet are requesting development standard variances to 7.10.2 (a and d1) to allow a subdivision at 6163 East 1100 North, Lewisville, IN. Washington Township Parcel 70-04-08-100-003.000-015 These variance are needed to allow a subdivision of five acres from a parent tact of eighty acres in an A-3 District. The housing front yard setback of twenty-five feet is also nonconforming.After questions form the Board Phil made the motion for approval. Seconded by Dohn. All I favor. Motion was carried.

**3. BZA-2019-10 Justin and Miki Cole** are requesting a Permanent Special Exception to have a Beauty and Barber business at 11447 North State Road 140 Knightstown, IN Ripley Township Parcel # 70-70-02-04-277-016.000-008. This is in an A-1 District. The building for this business has yet to be constructed and will require a State design release. Notice of this public hearing was locally advertised ten days prior and adjacent property owners were notified. Just and Miki were both present. After discussion Craig made the motion to approve this Permanent Special Exception at this location. Seconded by Dohn. All in favor. Motion was carried.

Sandra asked if there was any other new business. There was none.

**OLD BUSINESS**: None

**REPORTS**:

**Attorney**: None

**Director**: None

Adjournment: Craig made the motion to adjourn. Seconded by Dohn. All in favor. Motion carried 6:20 P.M.