

STARKE COUNTY BOARD OF ZONING APPEALS

53 EAST MOUND STREET

KNOX, IN 46534

PHONE: 574-772-9176

MINUTES

February 10, 2020

Executive Secretary Allen opened the meeting at 6:31 p.m.

I Pledge of Allegiance- led by Executive Secretary Allen.

II Roll Call- Bob Troike (Chairperson) (Absent), Zac Binkley (Vice-Chairperson) (Absent), Mark Allen (Executive Secretary), Denise Cultice (Member), Don Binkley (Member), Martin Bedrock (Attorney), Terry Stephenson (Planning Commission Administrator), and Mary Beever (BZA Recording Secretary).

III Review of the meeting minutes for January 13, 2020 – Member Cultice made a motion to approve the minutes as written. Member D. Binkley seconded that motion. Motion carried 3-0.

IV Public hearing - to consider an area variance request by Edward Meulemans, to place a pole structure accessory structure on an R-2 zoned property less than ten acres, on property owned by Edward Meulemans and described as follows: Pt W ½ NW (Hubeny's Sub L 2) S20/T32/R3, 6.50 acres, Parcel number 75-09-20-100-019.000-013, located on a parcel between 6340 & 6440 S. 500 W. North Judson, IN 46366.

- ◆ Executive Secretary Allen read the request listed above.
- ◆ All notifications were in order.
- ◆ Executive Secretary Allen opened the public hearing.
- ◆ Applicant Edward Meulemans was present.
- ◆ Applicant Meulemans explained his intent on wanting to place a 30x40 pole barn on property he owns. He explained that he was unaware when purchasing the property that it needed to be ten acres in order to place a pole barn. He also went on to state that he had the property perk tested where he is wanting to place the pole barn and it did not pass a perk test. He went on to state that he doesn't intend to put a dwelling on the property.
- ◆ Member D. Binkley asked Plan. Comm. Admin. the difference in price would be for a permit between a an accessory building and a dwelling permit.
 - Plan. Comm. Admin. Stephenson replied that it would be a max of \$250.00 at \$0.15/sqft for an accessory structure, where as a dwelling would be \$0.20/sqft for a dwelling.
 - Secretary Beever brought up that the applicant stated that the property did not pass a perk test and that a dwelling permit would not be signed off on by the health inspector.
 - Member D. Binkley asked the applicant if the property would pass a perk test in the back of the property.
 - Applicant Meulemans stated that he didn't want to waste any more money on another perk test. He went on to also state the relator was well aware of his intentions of wanting to build a pole building on the property, and sold him the property with out checking to see if this was something that could be done on that parcel.
 - Member Cultice asked how much property his fiancé owned.
 - Applicant Meulemans showed the board where his fiancé lives and that is right down the street and there isn't room on her property to do what he is wanting to do.

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- Member Cultice asked if either one of the neighbors adjoining his parcel be potentially willing to sell him some more property.
 - Applicant Meuleman's stated that he is unsure but would be willing to find out.
- Executive Secretary Allen asked Secretary Beever if there has been any complaints to the office about what Mr. Meulemans is wanting to do.
 - Secretary Beever replied that no one has called or written the office with any complaints concerning the Meulemans hearing.
 - Applicant Meulemans went on to state that he seems to get along with all the neighbors.
- Member Cultice asked the applicant about the split of the property.
 - Applicant Meulemans explained what he knew of the property ownership from 1996.
- Member Cultice asked if he has considered possibly selling this property and buying a bigger piece.
 - Applicant Meulemans stated that this was his perfect location.
- Attorney Bedrock suggested a continuance on the hearing.
- ◆ Discussion continued between members and Applicant Meulemans about the current situation on the property.
- ◆ Member Cultice made a motion to close the public comment portion of the hearing. Member D. Binkley seconded that motion. Motion carried 3-0.
- ◆ Board discussion.
- ◆ Member Cultice made a motion to continue the hearing in 90 days, and for Mr. Meulemans to see about possibly buying more property or seeing about getting an additional perk test on the property done in another spot. Member D. Binkley seconded that motion. Motion carried 3-0.

V Old/New Business-

- ◆ Secretary Beever asked for clarification on the property located at 2125 N US 35 Knox, IN 46534, regarding the variance that was issued to the applicant Derrick Bacewic that was buying the land on land contract for a tire shop business.
 - The board agreed that the variance was for the Applicant Bacewic and did not transfer on with the property to a potential new owner/buyer.

VI With no further business to come before the board Member D. Binkley made a motion to adjourn, seconded by Member Cultice. Motion carried 3-0. The February 10, 2020 meeting adjourned at 7:08p.m. local time. This meeting was recorded and will be on file in the zoning office. The next meeting of the Starke County Board of Zoning Appeals is scheduled for April 13, 2020 the latter of 6:30 p.m. or the conclusion of the Planning Commission Meeting, in the Starke County Government Building, located in Knox, IN.