

STARKE COUNTY BOARD OF ZONING APPEALS

53 EAST MOUND STREET

KNOX, IN 46534

PHONE: 574-772-9176

MINUTES

March 8, 2021

Chairperson Troike opened the meeting at 6:30 p.m.

I Pledge of Allegiance- led by Chairperson Troike.

II Roll Call- Bob Troike (Chairperson), Zac Binkley (Vice-Chairperson), Mark Allen(Executive Secretary), Denise Cultice (Member), Martin Bedrock (Attorney) (attended via zoom), and Mary Beever (BZA Recording Secretary).

III Review of the meeting minutes for February 8, 2021 – Vice-Chairperson Binkley made a motion to approve the minutes as written. Executive Secretary Allen seconded that motion. Motion carried 4-0.

(There were some technical issues with the zoom link at this time.)

(The applicant also had some issues with his microphone, so secretary Beever put the applicant on speaker phone on her cell phone.)

IV Public hearing - to consider a use variance request by Eric Vanderheof, to open up a small engine repair shop, on property zoned Agriculture owned by Eric Vanderheof & Dawn Thompson and described as follows S ½ N ½ Sw Exc. S3 T33 R1, 20 acres, Parcel number 75-07-03-300-019.000-012, located at 2260 N. Sr. 23 Grovertown, IN 46531.

- ◆ Chairperson Troike read the request listed above.
- ◆ All notifications were in order.
- ◆ Secretary Beever explained that the applicant was before the board wanting to open a small engine repair shop on his property in an existing polebarn.
- ◆ Secretary Beever read the use ordinance.
- ◆ Applicant Eric Vanderheof was present.
- ◆ Applicant Vanderheof explained that he was wanting to open a small business repairing mowers, small farm equipment, and mini bikes. He went on to state that he is not wanting to build anything and that he has ample parking.
- ◆ Audience in favor of request:
 - Eric Vanderheof
- ◆ Audience opposed to request: (No one was present in the audience.)
- ◆ Board questions to the applicant.
 - Vice-Chairperson Binkley asked if the equipment that the applicant would be working on would be stored inside the building.
 - Applicant Vanderheof stated that it would be stored inside the pole building and that it would not look like a junk yard. He said that currently there is a seed handler outside but that is due to it being 15 feet tall and he is unable to bring it in. He went on to state that he takes pride in his property and appearance.
 - Vice-Chairperson Binkley asked if he foresees this as an opportunity to create jobs down the road.

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- Applicant Vanderheof stated that he would really like to hire some people down the road.
 - Vice-Chairperson Binkley asked what type of business hours is he planning.
 - Applicant Vanderheof stated that he is planning on Monday – Saturday operation. Basically 8 or 9-5p.m. Monday through Friday and Possibly 6 hours on Saturday.
 - Chairperson Troike asked about visibility from SR 23.
 - Applicant Vanderheof stated that it’s all pine trees and then he has an opening on his property.
 - Executive Secretary Allen asked if it’s only going to be small engines.
 - Applicant Vanderheof stated that it would only be 2-3 cylinder motors like for lawn equipment and mini bikes. He went on to state possibly occasionally small farm equipment. He also stated that he has no interest in motorcycles or automobiles.
 - Vice-Chairperson Binkley asked if he was also going to be buying and selling.
 - Applicant Vanderheof answered yes and went on to state that he also possibly would take trade.
 - ◆ Executive Secretary Allen made a motion to close the public comment portion of the hearing. Member Cultice seconded that motion. Motion carried 4-0.
 - ◆ Board discussion.
 - ◆ Member Cultice made a motion to grant the request as presented. Vice-Chairperson Binkley seconded that motion. Motion carried 4-0.
- V Old/New Business-**
- ◆ None at this time.
- VI** With no further business to come before the board Vice-Chairperson Binkley made a motion to adjourn, seconded by Executive Secretary Allen. Motion carried 4-0. The March 8, 2021 meeting adjourned at 6:53 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 12, 2021 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.