

STARKE COUNTY BOARD OF ZONING APPEALS

COUNTY GOVERNMENT BUILDING

KNOX, IN 46534

PHONE: 574-772-9176

MINUTES

MARCH 19, 2009

Chairman Nagai opened the meeting at 6: 30 p.m.

I. Pledge of Allegiance was lead by member Bartoli

II. ROLL CALL – Lee Nagai-Chairman, Jack Hudgens-Vice Chairman, Sheri Bartoli-Member, Don White-Member, Roger Chaffins-Member, Steve Dodge-Attorney (Absent), Bruce Williams-Planning Commission Administrator (Absent) and Emily N. Ferch-BZA Recording Secretary (Absent) Pamla Starkey – Planning Commission Recording Secretary

III. Review of the meeting minutes for February 19, 2009 – Member Bartoli suggested that a specification be made in section V, to itemize/identify the 2 items that were non-verbally requested from the applicants by Zoning Administrator Bruce Williams. Member Chaffins motioned to table the meeting minutes, until the 2 items are identified, seconded by member White. Motion carried 5-0.

IV. Continuation of the Public hearing to consider request for a variance by ALLEN & PAMELA BALCHUNAS to place a mobile home type II in area zoned R-2 on property owned by **JAMES & CHARLOTTE TOLSON**, and described as follows: Section: 35, Township: 32-1, Parcel: 007-02299-00, Johnsons Addition Block: Y Lots 81-85, Residential vacant platted lot located in Monterey, IN 46960.

- Chairman Nagai read the ordinance listed above
- Mrs. Starkey updated the board concerning this request
 - This matter had been tabled for 30 days per applicant request, due to unmet notice requirements
 - All green cards have been returned to the office, except for 2 that have been returned to the sender
 - No information (title or data plate) has been provided to the zoning administrator from the applicant
 - The board will pick up with this request at: explanation of intent by the applicant
- Applicants are present for hearing
- Chairman Nagai verified with Mrs. Starkey that notification requirements have been met
- Chairman Nagai confirmed with the applicants that all notifications are in order, and questioned the title and data plate documentation that had been requested from them and not yet received.
- Applicants responded to the board's request concerning the title and data plate documentation.
- Board discussion
- Vice chairman Hudgens made a motion to approve this matter contingent upon
 - Home has proper data plate verified by Vice Chairman Hudgens and Zoning Administrator Bruce Williams
 - Data plate reflects home built for Northwest Indiana
 - Use state licensed set crew

- Applicant produces foundation plans that meet manufacturers recommendations or that are prepared by a professional engineer that is licensed in the state of Indiana.
- Member Chaffins raised a question about newly notified property owners, who were unable to speak at last month's meeting
- Chairman Nagai asked if anyone in the audience was in favor or against this request
- Victor Carnegie was neither for or against this request, but had questions concerning property value and flooding issues
- Applicant and Board addressed concerns
- Motion seconded by member Bartoli
- Member White questioned the county ordinances and feels that the BZA should not be making decisions for the Planning Commission because such ordinances are not set in place.
- Motion carried 5-0.

V. Old Business – None

VI. New Business- Member Bartoli requested that Zoning Administrator Bruce Williams check on a trailer at 2100 E. 150 S. Knox, IN 46534

VII. With no further business to come before the board, Vice Chairman Hudgens made a motion to adjourn, seconded by Member White. Motion carried 5-0. The March 19, 2009 meeting adjourned at 7:04 p.m. local time. This meeting was recorded on tape for file in the zoning office. The next meeting of the Starke County Board of Zoning Appeals is scheduled for April 16, 2009 at 6:30 p.m. local time, in the Starke County Government Building, located in Knox, IN.