

STARKE COUNTY BOARD OF ZONING APPEALS

53 EAST MOUND STREET

KNOX, IN 46534

PHONE: 574-772-9176

MINUTES

March 21st, 2013

Chairperson White opened the meeting at 6:30 pm.

I Pledge of Allegiance- led by Chairperson White.

II Roll Call- Don White (Chairperson), Denise Cultice (Vice-Chairperson), Bob Troike (Executive Secretary), EJ Rodgers (Member), Nathan Marcum (Member), Martin Bedrock (Attorney) **absent**, Terry Stephenson (interim Planning Commission Administrator), and Savannah Simpson (BZA Recording Secretary)

III Review of the meeting minutes for February 21st, 2013- Executive Secretary Troike made a motion to approve the minutes as written. Vice-Chairperson Cultice seconded that motion. Motion carried 5-0.

IV Public hearing to consider a conditional use request by Randall Coldiron, to build storage units for commercial use in an agriculturally zoned area, which according to Chart #4 of the County Ordinance is a conditional use, on property owned by Randall Coldiron and described as follows: Collins Court Second Addition Lot 10, 0.86 acres, Parcel number 75-09-27-200-049.000-013, located at 7190 S 250 W North Judson, IN 46366.

- ◆ Chairperson White read the request listed above.
- ◆ Mr. Stephenson explained why the applicant was before the board.
 - According to Chart 4 of the County Ordinance storage units for commercial use in an agriculturally zoned area are a conditional use.
- ◆ Mr. Stephenson read the conditional use ordinance.
- ◆ Applicant Randall Coldiron was present.
- ◆ Mr. Coldiron noted that the public notice was incorrect in that the lot he wants to build on is Lot 9 not Lot 10.
- ◆ Mr. Coldiron explained his intent.
 - He wants to put in storage units on his property to make the property look better, clean up the neighborhood and to create extra income for himself.
- ◆ Audience in favor of request:
 - Randall Coldiron
- ◆ Audience opposed to request:
 - None
- ◆ All notification were in order.
- ◆ Board questions to the applicant.
 - Member Rodgers asked:
 - How far the applicant's residence is from the property
 - Mr. Coldiron answered that he lives three properties away.
 - If the applicant has good rapport with his neighbors.

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- Mr. Coldiron replied that he does.
- Member Marcum asked if he plans to build all units at once or as needed.
 - Mr. Coldiron replied that he plans to build all 83 at once.
- Executive Secretary Troike asked if the existing septic tank will be part of the storage facility.
 - Mr. Coldiron replied that it was part of the house that was on the property and that it will not be used for the facility.
- Member Rodgers asked the Board and Mr. Stephenson if there is a procedure for removing a well.
 - They replied that there is not.
 - The applicant stated that he plans to cap the well off.
- Vice-Chairperson Cultice asked:
 - What the dimensions of a “mini” storage unit are.
 - Mr. Coldiron replied that 10x10, 10x20, and 10x30 units are advertised as “mini”.
 - What sizes the applicant intends to have.
 - Mr. Coldiron replied that he will have 10x20 and 10x30 units.
 - How much space there will be between units.
 - Mr. Coldiron replied that there will be 20 feet between the units and a main 22 ft driveway.
- Chairperson White asked:
 - About the setup of the units and driveways.
 - Mr. Coldiron explained.
 - How big the lot is.
 - Mr. Coldiron replied that it is 330x125.
 - How long the buildings will be.
 - Mr. Coldiron answered that they will be 90 feet.
- Vice-Chairperson Cultice asked what the “future plans” written on the applicant’s drawing means.
 - Mr. Coldiron replied that he wrote that so that he can add any recommendations or changes the Board has.
- ♦ Vice-Chairperson Cultice made a motion to close the public comment portion of the hearing. Member Marcum seconded that motion. Motion carried 5-0
- ♦ Board discussion.
- ♦ Member Rodgers made a motion to grant the request with the following stipulations:
 - The well on the property must be capped off.
 - The septic tank on the property must be removed and drained.
 - The foundation on the property must be removed.

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- The elevation of the property must be at least 4 inches above the road level.

- ♦ Member Marcum seconded that motion. Motion carried 5-0.

V Old Business-

- ♦ None at this time.

VI New Business-

- ♦ Mr. Stephenson's position as interim Planning Commission Administrator was discussed.

VII With no further business to come before the board Vice-Chairperson Cultice made a motion to adjourn, seconded by Executive Secretary Troike. Motion carried 5-0. The March 21st, 2013 meeting adjourned at 6:53 pm local time. This meeting was recorded for file in the zoning office. The next meeting of the Starke County Board of Zoning Appeals is scheduled for April 18th, 2013 at 6:30 p.m. local time, in the Starke County Government Building, located in Knox, IN.