

# STARKE COUNTY BOARD OF ZONING APPEALS

53 EAST MOUND STREET

KNOX, IN 46534

PHONE: 574-772-9176

## MINUTES

**April 18<sup>th</sup>, 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), Terry Stephenson (Planning Commission Administrator), and Savannah Simpson (BZA Recording Secretary)

**III Review of the meeting minutes for March 21<sup>st</sup>, 2013-** Vice-Chairperson Cultice made a motion to approve the minutes as written. Member Marcum seconded that motion. Motion carried 5-0.

**IV Public hearing** to consider a contingent use request by Carol Blastic, to operate a Bed & Breakfast in her home, which according to Chart 3 of the County Ordinance is a contingent use in a R-3 zoned area, on properties owned by Carol Blastic and described as follows: Barteas N 40 Ft Lot 2 & Adj Lakefront, 0.26 acres, Parcel number 75-10-24-202-016.000-002, Barteas S 8.35 Ft Lot 1, 0.01 acres, Parcel number 75-10-24-202-015.000-002, and Barteas S 8.35 Ft & Adj Lakefront Lot A, 0.03 acres, Parcel number 75-10-24-202-014.000-002 located at 6177 S SR 10 Knox, IN 46534.

- ◆ Chairperson White read the request listed above.
- ◆ All notifications were not in order:
  - August and Jennifer Gappa
- ◆ Vice-Chairperson White explained to the applicant her options.
  - The applicant chose to proceed.
- ◆ Mr. Stephenson explained why the applicant was before the board.
  - According to the County Ordinance a Bed and Breakfast is a contingent use in a R-3 zoned area.
- ◆ Mr. Bedrock read the contingent use ordinance.
- ◆ Applicant Carol Blastic was present.
- ◆ Jeanene Calabrese, the applicant's daughter, explained intent.
  - The home is already set up to accommodate a Bed and Breakfast and they do not plan to change or add anything to the home as the bedroom suites already have attached full baths.
  - They plan to have quiet hours, no alcohol, no animals, and no children.
  - They have installed simultaneous smoke detectors.
  - The plan to become members of the Indiana Bed and Breakfast Association.
- ◆ Audience in favor of request:
  - Jerry Broadstreet
  - Betty Dotlich

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- ◆ No one in the audience opposed the request.
  - ◆ Board questions to the applicant.
    - Executive Secretary Troike asked if the smoke detectors test for carbon monoxide as well as smoke.
      - Chairperson White answered that they are just standard smoke detectors and that carbon monoxide detectors are not required.
    - Vice-Chairperson Cultice asked:
      - When the expected opening date would be.
        - Jeanene Calabrese replied that it would start with just friends and friends of friends and then probably be open to public this summer.
      - How they plan to advertise.
        - Carol Blastic replied they plan to have a decorative sign.
  - ◆ Member Rodgers made a motion to close the public comment portion of the hearing. Vice-Chairperson Cultice seconded that motion. Motion carried 5-0.
  - ◆ Board discussion.
  - ◆ Vice-Chairperson Cultice made a motion to grant the request with the following stipulations:
    - Smoke detectors must be installed in each of the suites.
    - The sign must meet the specifications of the sign permit.
    - Adequate parking must always be provided with no less than seven spaces.
    - The granted use is personal to Carol Blastic.
  - ◆ Member Marcum seconded that motion. Motion carried 5-0.
- V Public hearing** to consider a use variance request by James Koch, to build a house on a lot with only 45' of road frontage, according to Chart 1 of the County Ordinance property zoned R-3 requires 50', on property owned by James Koch and described as follows: Lake Forest 3<sup>rd</sup> Lot 17& 18 0.32 acres, Parcel number 75-03-01-304-050.000-009, located at 8367 N Tippecanoe Dr, Walkerton, IN 46574.
- ◆ Chairperson White read the request listed above.
  - ◆ All notifications were in order.
  - ◆ Chairperson White explained why the applicant was before the board.
  - ◆ Mr. Bedrock read the use variance ordinance.
  - ◆ Applicant James Koch was present.
  - ◆ Mr. Koch explained intent.
    - He would like the option to build a home on the empty lot he owns.
  - ◆ Audience in favor of request:
    - Mark Allen
  - ◆ No one in the audience opposed the request.
  - ◆ Board had no questions for the applicant.

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- ◆ Member Rodgers made a motion to close the public comment portion of the hearing. Executive Secretary Troike seconded that motion. Motion carried 5-0.
- ◆ Board discussion.
- ◆ Member Rodgers made a motion to grant the request. Executive Secretary Troike seconded that motion. Motion carried 5-0.

## **VI Old Business-**

- ◆ The Board discussed the appointment of Terry Stephenson to the position of Building Administrator.

## **VII New Business-**

- ◆ None at this time.

**VIII** With no further business to come before the board Executive Secretary Troike made a motion to adjourn, seconded by Vice-Chairperson Cultice. Motion carried 5-0. The April 18<sup>th</sup>, 2013 meeting adjourned at 7:05 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 May 16<sup>th</sup>, 2013 at 6:30 p.m. local time, in the Starke County Government Building, located in Knox, IN.