

STARKE COUNTY BOARD OF ZONING APPEALS

COUNTY GOVERNMENT BUILDING

KNOX, IN 46534

PHONE: 574-772-9176

MINUTES

April 19th, 2012

Vice-Chairperson White opened the meeting at 6:30 pm.

I Pledge of Allegiance- led by Vice-Chairperson White.

II Roll Call- Sheri Bartoli (Chairperson) **absent**, Don White (Vice-Chairperson), Denise Marks (Executive Secretary), Bob Troike (Member), EJ Rodgers (Member), Steve Dodge (Attorney), Bruce Williams (Planning Commission Administrator) **absent**, and Savannah Simpson (BZA Recording Secretary)

III Review of the meeting minutes for March 15th, 2012- Executive Secretary Marks made a motion to approve the minutes as written. Member Rodgers seconded that motion. Motion carried 4-0.

IV Public hearing to consider a use variance request by Keith Stamper, to operate a small car dealership, on property owned by Keith and Wanetta Stamper and described as follows: Pt. E ½ Ne Ne S31 T33 R1, 1.5 acres, Parcel number 75-07-31-200-013.000-012, located at 2035 S 700 E, Knox, IN 46534.

- ◆ Vice-Chairperson White read the request listed above.
- ◆ All notification were in order.
- ◆ Attorney Dodge explained why the applicant was before the board.
 - The applicant wishes to expand current boat business to an auto business for local dealers.
- ◆ Attorney Dodge read the use variance ordinance.
- ◆ Applicant Mr. Stamper was present.
- ◆ Mr. Stamper explained his intent.
 - He would like to get a dealer license so that he can go to private dealer auctions in order to make more money. He also stated that the only change he intends to make to the property is to put up a sign.
- ◆ Audience in favor of request:
 - Wanetta Stamper
- ◆ No one in the audience opposed the request:
- ◆ Board questions to the applicant:
 - Executive Secretary Marks asked the applicant:
 - What kind of sign he intends to use and where at on his property it would be located. She stated her concern of the sign blocking traffic.
 - Mr. Stamper replied that he is not sure what kind of sign he will use yet but that a sign is required for him to get his dealer license. He also stated that he would be sure that it would not block traffic.
 - If he would feel comfortable attaching the sign to his building so that there would be no interference with traffic or ordinances.
 - Mr. Stamper replied that he would.

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- Member Rodgers asked the applicant:
 - If he has a driveway on CR 200.
 - Mr. Stamper replied that he does park there but it is not gravel.
 - If the business will have its own address or share the current residential address.
 - Mr. Stamper replied that it will share his current address.
- Attorney Dodge asked the applicant:
 - What he does with the vehicles once they are on his property.
 - Mr. Stamper replied that he repairs them. He stated that he does a little bit of everything.
 - If the vehicles will be stored outside.
 - Mr. Stamper replied that they will be stored outside for a short period of time.
 - How he will deal with oil and other fluids.
 - Mr. Stamper replied that he stores fluids in a 55 gallon drum until it is full and then takes it in to be recycled.
- Member Troike asked the applicant:
 - If the work he will be doing to the automobiles will be similar to the work he currently does on boats.
 - Mr. Stamper replied that it will be.
- Vice-Chairperson White asked the applicant:
 - How many vehicles he anticipates at any given time.
 - Mr. Stamper replied that he would have four or five vehicles, at the most, not including his own vehicles, rotated outside.
- Member Troike asked the applicant:
 - If he works on vehicles for others or if they are in his name for insurance purposes.
 - Mr. Stamper replied that the vehicles are purchased in his own name.
- ◆ Vice-Chairperson White closed the public comment portion of the hearing.
- ◆ Board discussion.
- ◆ Member Rodgers made a motion to grant the request with the stipulations that the business and all vehicles be in Mr. Stamper's name and his name only. Executive Secretary Marks seconded that motion. Motion carried 4-0.

V Old Business-

- ◆ None at this time.

VI New Business-

- ◆ None at this time.

VII With no further business to come before the board Executive Secretary Marks made a motion to adjourn, seconded by Member Rodgers. Motion carried 4-0. The April 19th, 2012 meeting adjourned at 6:44 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 17th, 2012 at 6:30 p.m. local time, in the Starke County Government Building, located in Knox, IN.