

# STARKE COUNTY BOARD OF ZONING APPEALS

53 EAST MOUND STREET

KNOX, IN 46534

PHONE: 574-772-9176

## MINUTES

May 15, 2019

Chairperson Troike opened the meeting at 6:34 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), Don Binkley (Member) (Absent), Martin Bedrock (Attorney), Terry Stephenson (Planning Commission Administrator), and Mary Beever (BZA Recording Secretary).
- III Review of the meeting minutes for April 17, 2019** – Member Cultice made a motion to approve the minutes as written. Executive Secretary Allen seconded that motion. Motion carried 4-0.
- IV Public hearing** - to consider a use variance request by David J. Paulson, to place a single wide manufactured home on a property zoned R-2, on property owned by David J. Paulson and described as follows: Mont. Resorts Lots 115-118 & Lots 205-210 Blk J, 0.75 acres, Parcel number 75-11-35-104-110.000-008, located at 8489 S. Spruce St. Monterey, IN 46960.
  - ◆ Attorney Bedrock read the request listed above.
  - ◆ All notifications were not in order.
    - Secretary Beever stated that she had not received a green card back or a return envelope for a Sherry Wireman and for ASL Property Management LLC.
    - Chairperson Troike advised the applicant of his choice whether or not to proceed with the hearing or not.
    - The applicant David J. Paulson was present and decided to go ahead and proceed with the hearing.
  - ◆ Attorney Bedrock read the use variance ordinance.
  - ◆ Secretary Beever advised the board that applicant Paulson did provide her receipts from the mailing of certified notices.
  - ◆ Chairperson Troike asked for a motion to open the public hearing.
    - Member Cultice made a motion to open the public hearing. Vice-Chairperson Z. Binkley seconded the motion. Motion carried 4-0.
  - ◆ Applicant Paulson explained his intent to place a single wide manufactured home on the property in order to provide a more stable residence for his family in a more cost effective way.
  - ◆ Audience in favor of request:
    - David J. Paulson (he was the only person present in the audience)
  - ◆ Member Cultice asked what the applicant's current living situation was.
    - The applicant stated that he currently is renting.
    - Member Cultice went on to ask when the pictures were taken of the home and asked if the home was intact like presented in the pictures.
    - He stated that had just taken them the week before applying for the variance.
    - Member Cultice also asked what the small attached building on the home was and if there was access to it from inside the home..
    - Applicant stated that it was a little utility shed and that it was not accessible from inside the home.

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- Member Cultice asked if there would be room to put up a pole barn on the property in the future for a new dwelling.
- The applicant replied yes and explained the size of the property.
- ◆ Chairperson Troike asked what the neighbor home sites were like.
  - The applicant stated that most of the properties are vacant around him and stated that there was a stick built home north of him, but there are quite a few manufactured homes around the area.
  - Secretary Beaver stated that Mr. Paulson has about .75 of an acre and is one of the larger lots there.
- ◆ Attorney Bedrock asked Plan. Comm. Admin. Stephenson how many lots you need to build out there.
  - Plan. Comm. Admin. Stephenson stated five, and that he had plenty. He went on to explain the area to the board and stated that the home would not be out of place there.
- ◆ Member Cultice asked about a septic and electric.
  - The applicant stated that he does have electric and has a permit for a septic but didn't want to put it in till the home was placed if approved.
- ◆ Chairperson Troike asked for a motion to close the public hearing.
  - Member Cultice made a motion to close the public comment portion of the hearing. Vice-Chairperson Z. Binkley seconded that motion. Motion carried 4-0.
- ◆ Board discussion.
- ◆ Member Cultice made a motion to accept the variance with the exception that in the future if a stick built dwelling is to be built on the same property no one is allowed to take over the manufactured home on the property without it being removed from the property. Executive Secretary Allen seconded that motion. Motion carried 4-0.
- ◆ Secretary Beaver stated that the applicant had previously purchased a permit back in November 2018 for a new dwelling. She asked, on his behalf if the board would waive him purchasing another permit and if the previous permit could be amended for a single-wide manufactured home since it would cost about the same and the old permit is still valid.
  - Vice-Chairperson Z. Binkley made a motion that 20180629 permit be amended from a dwelling permit to a singlewide manufactured home permit, and that no new permit needed to be bought. Executive Secretary Allen seconded the motion. Motion carried 4-0.

## V Old/New Business-

- ◆ 2020 Estimated Budget
  - Secretary Beaver stated that she put in for a 3% raise for herself and Mr. Bedrock and that was all that was changed.
  - Member Cultice made a motion to accept the 2020 estimated budget as presented. Vice-Chairperson Binkley seconded the motion. Motion carried 4-0.
- ◆ Board discussion about a previous hearing.

VI With no further business to come before the board Member Cultice made a motion to adjourn, seconded by Executive Secretary Z. Binkley. Motion carried 4-0. The May 15, 2019 meeting adjourned at 7:55 p.m. 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 June 19, 2019 on his behalf 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.