

STARKE COUNTY BOARD OF ZONING APPEALS

53 EAST MOUND STREET

KNOX, IN 46534

PHONE: 574-772-9176

MINUTES

May 16th, 2013

Chairperson White opened the meeting at 6:32 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) **absent**, and Savannah Simpson (BZA Recording Secretary)

III Review of the meeting minutes for April 18th, 2013- Vice-Chairperson Cultice made a motion to approve the minutes as written. Member Rodgers seconded that motion. Motion carried 5-0.

IV Public hearing to consider an area variance request by Binkley Real Estate, to reconfigure parcels 75-10-13-404-029.000-002 and 75-10-13-404-030.000-002 so that each parcel has approximately 31.5' of road frontage, which according to Chart#1 of the County Ordinance does not meet the required 50' of road frontage, on property owned by Deanna L Hoskins, Karen Sue Duncan, & Elizabeth Lynn Chisholm and described as follows: Gullpoint Lot 21, 0.33 acres and Gullpoint N Pt Lot 22, 0.64 acres, located at 6087 S Sr 10, Knox, IN 46534.

- ◆ Chairperson White read the request listed above.
- ◆ All notifications were in order.
- ◆ Attorney Bedrock read the area variance ordinance.
- ◆ Applicant Augie Gappa, of Binkley Real Estate, was present.
- ◆ Mr. Gappa explained intent.
 - The potential buyers would like to take the two asymmetrical properties and make them symmetrical.
- ◆ Member Marcum made a motion to open the public comment portion of the hearing. Executive Secretary Troike seconded that motion. Motion carried 5-0.
- ◆ Audience in favor of request:
 - Dale Bales
 - Mike Fornelli
 - Augie Gappa
- ◆ Audience opposed to request:
 - Betty Dotlich
- ◆ Public comment and discussion took place.
- ◆ Board questions to the applicant.
- ◆ Vice-Chairperson Cultice made a motion to close the public comment portion of the hearing. Member Rodgers seconded that motion. Motion carried 5-0.
- ◆ Board discussion.
- ◆ Vice-Chairperson Cultice made a motion to grant the request with the stipulation that each property has its own individual driveway. Executive Secretary Troike seconded that motion. Motion carried 5-0.

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V Public hearing to consider an area variance request by John and Mary Thomas, to build an addition to their home that would make their lot coverage 44.5% which according to Chart 1 of the County Ordinance exceeds the allowed 40%, on property owned by John and Mary Thomas and described as follows: Lake Forest 1st Lot 4, 0.14 acres, Parcel number 75-03-01-304-009.000-009, located at 11256 E. Dakota Street, Walkerton, IN 46574.

- ◆ Chairperson White read the request listed above.
- ◆ All notifications were in order.
- ◆ Attorney Bedrock read the area variance ordinance.
- ◆ Applicant John Thomas was present.
- ◆ Mr. Thomas explained his intent:
 - He is retiring this year and needs a place to work on his art.
- ◆ Member Rodgers made a motion to open the public comment portion of the hearing. Member Marcum seconded the motion. Motion carried 5-0.
- ◆ Audience in favor of request:
 - John Thomas
- ◆ Audience opposed to request:
 - None
- ◆ Public comment and discussion took place.
- ◆ Board questions to the applicant.
- ◆ Member Marcum made a motion to close the public comment portion of the hearing. Executive Secretary Troike seconded that motion. Motion carried 5-0.
- ◆ Board discussion.
- ◆ Vice-Chairperson Cultice made a motion to grant the request. Member Rodgers seconded that motion. Motion carried 5-0.

VI Old Business-

- ◆ The date given to Mr. and Mrs. Ford to remove their home from their property is coming up.
 - Discussion between the Board and public took place.
 - Member Rodgers made a motion to close public comment. Vice-Chairperson Cultice seconded the motion. Motion carried 5-0.
 - The Board decided to hold an Executive meeting on Thursday, May 23rd, 2013 at 6:30 pm to further discuss the matter.

VII New Business-

- ◆ None at this time.

VIII With no further business to come before the Board Vice-Chairperson Cultice made a motion to adjourn, seconded by Member Rodgers. Motion carried 5-0. The May 16th, 2013 meeting adjourned at 7:39 pm local time. This meeting was recorded for file in the zoning office.