

STARKE COUNTY BOARD OF ZONING APPEALS

53 EAST MOUND STREET

KNOX, IN 46534

PHONE: 574-772-9176

MINUTES

September 19th, 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), and Savannah Simpson (BZA Recording Secretary) **absent**

III Review of the meeting minutes for July 18th, 2013- Executive Secretary Troike made a motion to approve the minutes as written. Member Marcum seconded that motion. Motion carried 5-0.

IV Public hearing to consider an area variance request by Dennis Peters, to build a home that does not meet road frontage or setbacks required by Chart #1 of the County Ordinance, on properties owned by Dennis & Sharon Peters and described as follows: CV Tanners Lot 6 and CV Tanners S side Lot 5, .33 acres, Parcel numbers 75-11-18-102-010.000-008 and 75-11-18-102-008.000-008, located at 5505 S St Rd 10 Knox, IN 46534.

- ◆ Chairperson White read the request listed above.
- ◆ Executive Secretary Troike noted that the address listed above is incorrect and should be 5055 St Rd 10.
- ◆ All notifications were in order.
- ◆ Mr. Stephenson explained why the applicant was before the board.
- ◆ Mr. Bedrock read the area variance ordinance.
- ◆ Applicant Dennis Peters was present.
- ◆ Mr. Peters explained his intent.
- ◆ Member Marcum made a motion to open the public comment portion of the hearing. Executive Secretary Troike seconded that motion. Motion carried 5-0.
- ◆ Executive Secretary Troike made a motion to close the public comment portion of the hearing. Member Marcum seconded that motion. Motion carried 5-0.
- ◆ Board questions to the applicant.
- ◆ Board discussion.
- ◆ Member Marcum made a motion to grant the request with the following stipulation:
 - The garage must be 5 feet from the side property line
 - The rest of the structure must be 10 feet from the side property line.
 - Member Troike seconded that motion. Motion carried 5-0.

V Renewal of BZA approval for Paulding Towers.

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- ◆ Todd Wallsmith was present to represent Jim Phillips and Grant Phillips from Paulding Towers.
 - ◆ He requested that the permit be renewed.
 - ◆ Mr. Phillips commented that they are ready to start construction immediately.
 - ◆ Member Marcum made a motion to open for public comment. Executive Secretary Troike seconded that motion. Motion carried 5-0.
 - ◆ Mr. and Mrs. Dotlich commented.
 - ◆ Executive Secretary Troike made a motion to close the public comment portion of the hearing. Member Marcum seconded that motion. Motion carried 5-0.
 - ◆ Board discussion.
 - ◆ Executive Secretary Troike made a motion to grant the permit renewal. Member Rodgers seconded that motion. Motion carried 5-0.
- VI** At this time Chairperson White recused himself and turned the next article of discussion over to Vice Chairperson Cultice.
- VII** The Anchorage at Bass Lake approval rewording.
- ◆ Mr. White explained the need for the change, including the difficulty the wording creates when applying for a HUD loan and how the information as to how the name change should be corrected to read The Anchorage Inn Townhomes of Bass Lake.
 - ◆ Mr. White shared brochures with everyone that are named correctly and what the townhomes have to offer.
 - ◆ The final decision by the Board was that Mr. Bedrock will draft a letter with this change to be signed by Acting President Cultice. Copies of the letter will be filed with the Recorder, Assessor, Planning Commission, and Treasurer.
- VIII** Discuss Summons received in the matter of Walter and Julia Ford vs BZA.
- ◆ Mr. Bedrock discussed the reason for the summons.
 - ◆ Discussion of the matter was tabled until the next meeting.
- IX Old Business-**
- ◆ None at this time.
- X New Business-**
- ◆ Board members discussed posting the position of the BZA Recording Secretary. It was decided to post it as soon as possible.
- XI** With no further business to come before the board Member Marcum made a motion to adjourn, seconded by Vice-Chairperson Cultice. Motion carried 5-0. The September 19th, 2013 meeting adjourned at 7:23 pm local time. The next meeting of the Starke County Board of Zoning Appeals is scheduled for October 17th, 2013 at 6:30 p.m. local time, in the Starke County Government Building, located in Knox, IN.