

# STARKE COUNTY BOARD OF ZONING APPEALS

53 EAST MOUND STREET

KNOX, IN 46534

PHONE: 574-772-9176

## MINUTES

**October 12, 2020**

Chairperson Troike opened the meeting at 6:30 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 September 14, 2020** – Vice-Chairperson Z. Binkley 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 conditional use variance request by Warner Dudlo, to be able to keep a storage container on their property zoned R-3, on property owned by Warner T. Dudlo and described as follows: Pt Lot 3 S13/T32/R2, 1.22 acres, Parcel number 75-10-13-104-011.000-002, located at 5412 E. Summerholme Dr. Knox, IN 46534.

- ◆ Attorney Bedrock read the request listed above.
- ◆ All notifications were not in order
  - Secretary Beever explained that one notification for a Nicholas A. Gomez of 5403 E. Summerholme Dr. Knox, IN 46534 had not been received back yet.
  - Chairperson Troike explained to the applicant his options for the hearing.
  - Applicant Dudlo decided that he wanted to continue with the hearing.
- ◆ Member Cultice made a motion to open the public hearing, seconded by Executive Secretary Allen. Motion carried 4-0.
- ◆ Applicant Dudlo was present and explained his intent to make the storage container look and match with his current pole barn and that he is going add a roof to it.
- ◆ Vice-Chairperson Z. Binkley asked if the container is already on the property.
  - Applicant Dudlo stated that it is.
  - Vice-Chairperson Z. Binkley asked how long it has been there.
  - Applicant Dudlo stated that it has been there a couple months now.
- ◆ Attorney Bedrock asked if Plan. Comm. Admin. just happened to see it.
  - Plan. Comm. Admin. stated that he received a complaint about it, and went on to explain that the ordinance states that the shipping containers are not allowed in R-3 zonings.
- ◆ Member Cultice asked the applicant what the container will look like when it's done.
  - Applicant Dudlo went on to state that it will look like his pole barn and it will have a steel roof, soffit, and fascia when done.
  - Audience member Catherine Gerich provided a picture with the location of the unit for the board to look at.
- ◆ Audience in favor of request:
  - Warner Dudlo
  - James Bischoff
  - Catherine Gerich
  - Patti Bush
  - William Bush

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- ◆ No one in the audience was opposed to the request.
- ◆ Board questions to the applicant.
- ◆ Vice-Chairperson Z. Binkley made a motion to close the public comment portion of the hearing. Executive Secretary seconded that motion. Motion carried 4-0.
- ◆ Board discussion.
- ◆ Vice-Chairperson made a motion to grant the request with the stipulation that the container roof construction must be done by the first of the year (January 1, 2020). Member Cultice seconded that motion. Motion carried 4-0.

**V Public hearing** to consider an area variance request by Greg Wireman and Crystal Back, to place a deck on an existing restaurant approximately 30 feet from the center of the road, on property owned by Warrior Holdings, LLC and described as follows: Birchurst Pt Lot 1 & Bestview Pt Lots 1 & 2 S7/T32/R1, 0.50 acres, Parcel number 75-11-07-201-016.000-008, located at 3698 S. Cr. 210 Knox, IN 46534.

- ◆ Attorney Bedrock read the request listed above.
- ◆ All notifications were in order.
- ◆ Applicant Greg Wireman and Crystal Back were present.
- ◆ Applicant Wireman explained intent to have the new deck on the restaurant and that it was too close to the center of the road according to the ordinance.
- ◆ Planning Comm. Admin. Stephenson explained that the deck isn't causing any problems and will not cause any problems, but just doesn't meet the ordinance setbacks. He went on to state that the applicant however does need to finish and put in a ramp.
- ◆ Audience in favor of request:
  - Greg Wireman
  - Crystal Back
  - Patti Bush
  - William Bush
- ◆ No one in the audience was opposed to the request.
- ◆ Board questions to the applicant.
- ◆ Board discussion.
- ◆ Member Cultice made a motion to grant the request as presented. Executive Secretary Allen seconded that motion. Motion carried 4-0.

## **VI Old/New Business-**

- ◆ Houin update
  - Secretary Beever let the board know that she received a phone call from Fourway.net that the internet tower at the Ingram property was officially taken down and had been relocated.

**VII** With no further business to come before the board Executive Secretary Allen made a motion to adjourn, seconded by Vice-Chairperson Binkley. Motion carried 4-0. The October 12, 2020 meeting adjourned at 7:46 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 November 9, 2020 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.