

STARKE COUNTY BOARD OF ZONING APPEALS

53 EAST MOUND STREET

KNOX, IN 46534

PHONE: 574-772-9176

MINUTES

November 19th, 2014

Chairperson Troike opened the meeting at 7:02 p.m.

I Pledge of Allegiance- led by Chairperson Troike

II Roll Call- Bob Troike (Chairperson), Nathan Marcum (Vice-Chairperson), EJ Rodgers (Executive Secretary), Rita Berger (Member), Martin Bedrock (Attorney), Terry Stephenson (Planning Commission Administrator) (absent), and Mary Beever (BZA Recording Secretary).

III Review of the meeting minutes for September 17th, 2014 - Executive Secretary Rodgers made a motion to approve the minutes as written. Member Berger seconded that motion. Motion carried 4-0.

IV Public hearing to consider an area variance request by Louis Hubbard, to add a pole barn garage structure on his land, on property owned by Louis F. & Lillian Hubbard and described as follows: Boa Shores Lots 45 & 46 Blk 8, 0.11 acres, Parcel number 75-11-06-304-150.000-008, located at 6332 E. Donald St. Knox, IN 46534.

- ◆ Chairperson Troike read the request listed above.
- ◆ All notifications were not in order
 - Secretary Beever explained that one notification did not come back at all, but the applicant had provided his receipts for the certified mail to all adjoining property owners.
- ◆ Secretary Beever explained that the applicant wants to build a garage/pole structure on his property to house his boat.
- ◆ Attorney Bedrock read the area ordinance.
- ◆ Applicant Louis Hubbard was present.
- ◆ Applicant Hubbard explained his intent to the board to build the garage structure on his property. He explained the dimensions and placement of the proposed structure. He stated that he wants it adjacent to his home which is only approximately three feet off the back property line.
- ◆ Audience in favor of request:
 - Louis Hubbard
 - Kyle Bogatitce (neighbor)
- ◆ Audience opposed to request: No one was opposed to this request from the audience.
- ◆ Board questions to the applicant.
 - Executive Secretary Rodgers added that he drove by the property and that the applicant actually has one of the larger lots out there. He added that the applicant's lot isn't cluttered and that he believes it would be a good improvement for that area.
 - Audience member Mrs. Dotlich added that she had also drove past the property. She stated that she didn't know where the proposed structure was going to be

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- placed. She went on to say that she would have had concern if it was going to be placed closer to the corner obstructing traffic view.
- Vice Chairperson Marcum added that after looking at the property his only concern is fire, due to how close everything is.
 - The applicant stated that where he wants to place the garage there is nothing behind it on his neighbor's property. He also added that he cleared out sixteen pine trees that used to be on the property for fire safety concerns of his own.
 - Executive Secretary Rodgers added that he had also thought about fire concerns. He went on to say that in the cities and around any lakes he has been to houses are stacked like this.
 - The applicant added that most of the neighbors are weekend people and that minimal time is actually spent in the homes if there was ever to be a bad storm or fire. He also stated that on the weekends when all neighbors are there they all watch out for one another.
 - Executive Secretary Rodgers asked if the building is going to be all steel.
 - The applicant stated that the roof will be shingled to match his home.
 - Vice Chairperson Marcum asked the applicant, on the diagram that he provided, which property line the building was going to only be three feet from.
 - The applicant stated that it would be the rear property line that the building would only be three feet from. He went on to explain his sketch better to the board.
 - Board discussion.
 - Audience member Mrs. Dotlich asked what the dimensions were of the building the applicant was building.
 - Executive Secretary Rodgers stated that they are 28x16.
 - Chairperson Troike added that the applicant is asking for the variance on the back of the property and not on the side.
 - Vice Chairperson Marcum added that he had thought it was for on the side not the back.
 - Chairperson Troike added that that the applicant is with in guidelines of setbacks on the side of his property just not on the back.
 - The applicant explained his reasoning for the position he chose for the building.
 - Vice Chairperson Marcum added that if the variance is on the backside of the property he doesn't have a problem with it.
 - Audience member Mr. Dotlich stated that the overhang of the roof is included into the size of the building.
 - The applicant responded that he was made aware of that by his contractor that he had received an estimate from.
 - ◆ Executive Secretary Rodgers made a motion to close the public comment portion of the hearing. Member Berger seconded that motion. Motion carried 4-0.
 - ◆ Board discussion.

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- ◆ Vice Chairperson Marcum made a motion to grant the applicants the request with no additional stipulations. Executive Secretary Rodgers seconded that motion. Motion carried 4-0.

V Old Business-

- ◆ None at this time.

VI New Business-

- ◆ Attorney Bedrock asked Chairperson Troike about getting a replacement member appointed to the B.Z.A. for possibly the January meeting to replace Chad Rushing.
 - Chairperson Troike stated that he would make some calls regarding getting a replacement member. He added that he would talk with the extension office and Kathy Norem. He went on to state that he was made aware that Chad's position needs to be someone appointed by the extension office due to state statute.
 - Executive Secretary Rodgers asked when this was passed.
 - Chairperson Troike added that it was done years ago. He added that it had to be someone appointed by the extension board with an ag background.
 - Executive Secretary Rodgers asked if we need someone else due to Chairperson Troike already being on the extension board.
 - Audience member Mrs. Dotlich added that the extension board can appoint someone from the community that is a property owner with an ag background/intrest.
- ◆ Secretary Beever stated that there are no variances filed for December and asked the board if they were alright with not meeting in December.
 - The board agreed that there would not be a meeting for December.

VII With no further business to come before the board Vice Chairperson Marcum made a motion to adjourn, seconded by Member Berger. Motion carried 4-0. The November 19th, 2014 meeting adjourned at 7:34p.m. 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 January 21st, 2015 at 7:00 p.m. local time, in the Starke County Government Building, located in Knox, IN.