

STARKE COUNTY BOARD OF ZONING APPEALS

53 EAST MOUND STREET

KNOX, IN 46534

PHONE: 574-772-9176

MINUTES

March 9, 2022

Chairperson Troike opened the meeting at 6:33 p.m.

I Pledge of Allegiance- led by Chairperson Troike.

II Roll Call- Bob Troike (Chairperson), Mark Allen (Vice-Chairperson), Denise Cultice (Executive Secretary), Gwen Rentz (Member)(Absent), Jason Downs (Member), Justin Schramm (Attorney), Wallace Williams (Boz) (Building Commissioner), and Mary Beever (BZA Recording Secretary).

III Review of the meeting minutes for February 14, 2022 – Vice Chairperson Allen made a motion to approve the minutes as written. Executive Secretary Cultice seconded that motion. Motion carried 4-0.

IV Old/New Business-

- ♦ **Jan & Anna Krzemien Extension** - the Board of Zoning Appeals voted to GRANT the request at 4987 S. Cranberry Ln. Knox, IN 46534 to place a garage on a corner lot only 28' & 18' from the center of the roads in an R-3 zoned area.
 - Secretary Beever read the extension notice above.
 - Executive Secretary Cultice asked why they are asking for an extension.
 - Secretary Beever stated that the applicant did not file for their permit with-in the six-month time period that was stated on the approval of the variance letter and stated that this extension request was tabled from the last meeting pending Member Downs and Bldg. Comm. Boz going to the property to look at the site that was staked out.
 - Secretary Beever read the tabled extension request above from the previous February meeting.
 - Executive Secretary Cultice asked why they were asking for an extension.
 - Secretary Beever explained that they did not get their building permit with in the six-month time frame after the variance was granted.
 - Bldg. Comm. Boz went on to explain that he went out and looked at the site and where the applicants are wanting to place the garage is near electrical wires. He went on to state that there is supposed to be a guide wire too a pole that has been cut there, also that is suppose to go in the middle of where they are wanting to build. He went on to state to the board that the applicants are going to need to move the structure and that it can not go where they are wanting it.
 - Member Downs referred the board to some pictures he took at the site.
 - Vice Chairperson Allen asked if they had lumber laying out there.
 - Member Downs answered yes that is for the home they are currently building. He went on to state that the house was supposed to be just a little thing and now it's a whole remodel and second story.
 - Secretary Beever stated that they came in and amended that permit.
 - Bldg. Comm. Boz stated that they say they are doing one thing and then they end up doing something different.
 - Member Downs added that they are directly under two lines. He explained a picture to the board more clearly of what the applicants are wanting to build there.
 - Board discussion of placement of the proposed garage with the pictures supplied by Member Downs, GIS mapping system, and Attorney Schramm.
 - Executive Secretary Cultice made a motion to deny the extension. Seconded by Vice-Chairperson Allen. Motion carried 4-0.
- ♦ **Pamela Trusty Extension** – The Board of Zoning Appeals voted to GRANT the request at 1980 W. 200 S. North Judson, IN 46366 with the following stipulations:

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- If and when something should happen to Pamela Trusty the tiny home will have to be removed from the property or it has to meet the 900 sqft district restriction for AG zoned ground floor living area.
- Everything on the property must be cleaned up by March 1, 2022 including the demo of the old home.
- All Permits must be obtained: A Building permit for the new tiny home and a demolition permit for the old home.
- Secretary Beever read the above request for an extension; she went on to state that the applicant stated they are getting close but they need some more time due to the crazy weather we've been having.
- Vice-Chairperson Allen asked Bldg. Comm. Boz if he had been out there.
 - Bldg. Comm. Boz answered yes, he has been out there for a foundation inspection.
 - Chairperson Troike stated that he didn't think they'd be able to get it done that quickly because we were headed into fall.
 - Vice-Chairperson Allen asked how long we gave them.
 - Secretary Beever answered six-months and that they applied in August of last year.
- Board discussion regarding the time frame.
- Vice-Chairperson Allen made a motion to approve the extension and give them an additional six-months to complete their project. Seconded by Executive Secretary Cultice. Motion carried 4-0.

♦ Meeting Date Change –

- Secretary Beever stated that the meeting dates need to be changed back to the second Monday night of each month.
- Attorney Schramm explained that he will be able to make the BZA meeting at 6:30 p.m. but Mr. Bedrock has a conflict on Wednesday nights for the planning commission meetings.
- Executive Secretary Cultice explained to the board, that way we'd be able to have both meetings on the same night.
- Board discussion.
- Executive Secretary Cultice made a motion to change the meeting dates back to the second Monday of each month. Vice-Chairperson Allen seconded that motion. Motion carried 4-0.

V With no further business to come before the board Executive Secretary Cultice made a motion to adjourn, seconded by Member Downs. Motion carried 4-0. The March 9, 2022 meeting adjourned at 6:54p.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 May 9, 2022 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.