

STARKE COUNTY BOARD OF ZONING APPEALS

53 EAST MOUND STREET

KNOX, IN 46534

PHONE: 574-772-9176

MINUTES

June 13, 2022

Chairperson Troike opened the meeting at

- 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), Jason Downs (Member) absent, Justin Schramm (Attorney), absent, Wallace Williams (Boz) (Building Commissioner), Pamla Starkey, Planning Commission Administrator- filling in for Mary Beaver- resigned
- III Review of the meeting minutes for** – May 9, 2022 Executive Secretary Cultice made a motion to approve the minutes as written. Vice-Chairperson Allen seconded that motion. Motion carried 5-0.
- IV Public Hearing** – Pamla Starkey read the Public Hearing Notice to the Board.

Public Hearing to consider an area variance request by Nicole & James Johnson
To place a dwelling only 49 feet from the center of the road in a L1 zoned area, on property owned by Nicole Johnson and described as follows:

Ora Orig. E Pt L 1 Blk 14 S32/T32/R1, 0.32 acres, Parcel number 75-11-32-403-043.000-008, located at 8920 S. Main St. Ora, IN 46968.

Boz Williams explained to the Board that they are requesting to build a house – note Railroad Street on the map that was dispursed. They need to be closer to that then 75 feet. They are going to be at 49 feet. They need to keep the back area open enough for a septic system. Mike from the Health Department and Boz have been out to the property and took measurements. All that can be done is to move the home forward. Nicole and James Johnson are here requesting a variance to move the home closer to Railroad Street. Boz stated that when he was there it appears that this road is not maintained and not a serviced road. Executive Secretary Cultice asked what access is that if they build closer to Railroad Street- what access, anything other than that? Boz stated that when he was out there and looked down Railroad Street is just appeared to be taken over by the homeowners – pop-up trailer sitting there, etc. The only location to put a septic system is at the southeast corner of the garage. There is compaction due to driveways in the rest of the area so we need to keep that one area open. The homeowner plans to remove some tree's to have more room.

Attorney Bedrock requested from the homeowners to confirm their variance request. Mrs. Johnson states they are requesting a 26-foot variance to the middle of the road which will make the home 49 foot from the center instead of 75-feet. Across the road is the Hoosier Valley Railroad. Executive Secretary Cultice motioned that we open the hearing to the public. Motioned was seconded by Mark Allen.

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Boz Williams stated that the corner angled road will make it further from the center of the road so you need to be certain where septic will be placed. Byron Walters expressed a concern about the alley that runs north – south of Honeycut's and if that will hinder emergency vehicles. They are building a new home closer.

Attorney Bedrock put it out to the floor for any comments in favor of this variance to state their name and address. Bill Dulin, 8710 S.Main Street stated that he is in favor of this new home. This will only improve the area. No opposition of the variance was voiced. Therefore, Mark Allen motioned to close the public arguments. Executive Secretary Cultice seconded the motion. Voting was unanimous.

Variance was opened to the Board for any further discussion is needed. There being none, Executive Secretary Cultice motioned that the Board grant the variance request made by Nicole and James Johnson to build their new home at the 49 feet variance request. Mark Allen seconded the motion. Voting ensued with 4-0 decision. It was explained to the Johnson's that they will need to obtain a permit within 6 months. The permit will be valid for 1 year.

V Old/New Business-

Discussion ensued as to the lawsuit that is in the works on the Klinedinst Variance Request. They were issued a Stop Work Order on April 12, 2022. The Board has been waiting on a survey.

Group discussion ensued as to interviewing the applicants for the Secretary Position that has been opened due to the resignation of Mary Beaver. A motion was made by Mark Allen to accept Mary Beaver's resignation; seconded by Exec Secretary Cultice. Voting was unanimous. It was decided to schedule the applicants for an interview with the Board on June 22, 2022. Pamla Starkey will set that up and post a Special Meeting.

Mark Allen motioned to adjourn; seconded by Exec Secretary Cultice. Voting was taken with 4-0 decision.

With no further business, the meeting was adjourned at

Respectfully submitted,

Pamla Starkey

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