

MINUTES
MARCH 13, 2024

Chairperson Troike opened the meeting at 6:30 p.m.

- ❖ **Pledge of Allegiance-** led by Chairperson Troike.
- ❖ **Roll Call-** Bob Troike (Chairperson), Gwen Rentz (Vice-Chairperson) **ABSENT**, Denise Cultice (Executive Secretary), Mark Allen (Member), Jason Downs (Member) **ABSENT until Minutes**, Justin Schramm (Attorney), Wallace Williams (Boz) (Building Commissioner) **ABSENT** & Sabina Landa (BZA Secretary).
 - Member Downs came in at 6:35 p.m.
- ❖ **Review of the meeting minutes for** – Member Allen made a motion to approve the minutes as written. Executive Secretary Cultice seconded that motion. Motion carried 4-0.
- ❖ **PUBLIC HEARING-** Robert Bielanski
Public Hearing to consider Area Variance request by Robert Bielanski, to build a new dwelling on an R-3 zoned property that will be 40ft from the center of the road, per district restrictions the requirement for setback from the center of the road is 50ft, on property owned by Bielanski Robert J W/L/E Bielanski Frances and described as follows: Boa Shores Lot 3-6 Blk 3. S7/T32/R1, with 0.26 of acres. Parcel number 75-11-07-102-099.000-008, located at 6373 E Leenon Ave Knox, IN 46534.
 - Secretary Landa read the request listed above.
 - All notifications were not in order. The following green cards did not come back:
 - Mix Raymond T & Deborah J located at 4120 S Boa Dr Knox, IN 46534.
 - O'Brien Michael J & Marla located at 1555 S St Louis Ave Chicago, IL 60655.
 - Watson Scott K located at 390 Thompson Dr Buchanan, TN 38222.
 - Piento Joseph P located at 6348 E Leenon Ave Knox, IN 46534.
 - Applicant Bielanski was present.
 - Applicant Bielanski explained his intent.
 - He stated that his first variance to the board was denied from the first measurement that he proposed. He went on to state that there was a suggestion for saving a wall that would change it from a whole new build to a remodel. He mentioned that he talked a lot about it with the building commissioner, Boz and that he didn't feel comfortable with the scenario of trying to save the wall. He stated that he would want to go 40ft so that he could save as much of the yard as he could, and that is based upon the shape of the property.
 - No one in the audience was opposed or in favor of the request.
 - Board questions to the applicant.
 - Member Downs stated that applicant Bielanski is even now with the rest of the houses. He went on to state that the previous measurements were going to stick out at almost 20ft.

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- Member Allen stated that he doesn't see the new measurements that applicant Bielanski is proposing a problem. He stated that it matched the other houses.
- Plann. Admin Beever stated that any setback like that is going to push back the average requirement for everybody on the road.
- Member Downs stated that the garage on the property and lot next to applicant Bielanski are straight across from the rest of them.
- Applicant Bielanski stated that there was a house down the street that stuck out just a little, and he measured it. He went on to explain that is how he decided on the 40ft.
- Member Downs went on to state that the only problem he had before was that if it were sticking out far, it would be blocking the neighbors view.
- Board discussion.
- Executive Secretary Cultice made a motion to grant the request. Member Allen seconded that motion. Motion carried 4-0.

❖ **Old Business-**

- Dannie Hoffer (DnB)

- ❖ Member Allen made a motion to open a public hearing. Member Downs seconded that motion. Motion carried 4-0.

❖ **PUBLIC HEARING-** Dannie Hoffer

- Audience opposed of request:
 - Louis Sommerfield
 - Audrey Sommerfield
- Audience in favor to request:
 - Melissa Sohis
 - Brian Sohis
 - Brittney Sohis
- Member Allen stated that there were a lot of people who were in favor of the last meeting that was tabled. He went on to ask audience member's Sommerfield for reasons why they were opposed to what the applicant was wanting to do.
- Audience member A. Sommerfield replied that she lives across the street, she went on to state that she is concerned with the drinking and driving. She stated that it was a quiet road.
- Audience member L. Sommerfield stated that there was supposed to be a dumpster, but he has not seen the dumpster on the property.
- Applicant Hoffer stated that he does not need to put up a sign on the road that he's ADA approved and went on to state that he got the state release. He continued to state that the state didn't require them to put up a 15x20 concrete pad out front for the reserved lot for handicapped people, but he insisted on doing it.
- Audience member asked the board if the applicant had gotten their licenses.
- Plann. Admin Beever stated that he won't be able to get that until the board makes a decision.
- Member Downs made a motion to close the public comment portion of the hearing. Member Allen seconded that motion. Motion carried 4-0.

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- Board questions to the applicant.
 - Chairperson Troike asked if applicant Hoffer still waiting on the state.
 - Plan. Admin Beever stated that it has not come back yet.
 - Member Downs asked what the maximum was.
 - Applicant Hoffer answered 200.
 - Member Downs stated that the concern is the trash blowing out across the street onto their neighbor's property and the time it closes up. He stated that they should try to work it out with the neighbors.
 - Board discussion.
 - Member Allen made a motion to grant the request. Member Downs seconded that motion. Motion carried 4-0.
- ❖ With no further business to come before the board Executive Secretary Cultice made a motion to adjourn, seconded by Member Allen. Motion carried 4-0. The March 13, 2024 meeting adjourned at 7:00 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 April 10, 2024 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.