
Meeting Minutes – Starke County Board of Zoning Appeals (BZA)

Date: September 10, 2025

Time: 6:30 p.m. (following Plan Commission)

Location: Starke County Government Building

Attendee List

- Mark Allen – Member
 - Kenny Eagle – Member
 - Eugene Pew – Member
 - Roberta Lee - Member
 - Amber – Staff
 - Petitioners:
 - Michael Lozano
 - Robert Molinsky
 - Olena Maslova (represented with interpreter)
 - Members of the Public (including neighbors Walter Ryan and Kevin Words)
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Meeting Objective

To approve previous minutes and conduct scheduled public hearings on three variance petitions:

1. Development standards variance – garage setback (Michael Lozano)
 2. Variance of use – pole barn and shed (Robert Molinsky)
 3. Variance of use – quail processing and retail farm (Olena Maslova)
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Agenda Overview

1. Call to Order & Roll Call
2. Approval of August 13, 2025 minutes
3. Public Hearings
 - Case A: Michael Lozano – variance from development standards
 - Case B: Robert Molinsky – variance of use (storage structure)
 - Case C: Olena Maslova – variance of use (quail farm & processing)

4. Old/New Business
 5. Next Meeting Date
 6. Adjournment
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Detailed Discussion Points

1. Approval of Minutes

- *Motion:* Mark Allen moved to approve August 13, 2025 minutes.
 - *Second:* Kenny Eagle.
 - *Vote:* Unanimous approval.
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2. Public Hearings

Case A – Michael Lozano (Garage Setback on State Road 10)

- Request: Construct a 36x34 ft detached garage **55.6 ft** from centerline of State Road 10 (ordinance requires 75 ft).
 - Board noted: Structure would not obstruct traffic visibility; setback is consistent with nearby homes.
 - Public input:
 - Neighbor Walter Ryan (adjacent property): No objection.
 - Neighbor Kevin Words: Confirmed similar setbacks in area.
 - Board deliberated on need for consistency in variance approvals. Members stressed case-by-case evaluation.
 - *Motion:* Approve variance for 55.6 ft setback, contingent on obtaining building permit within 6 months.
 - *Vote:* Unanimous approval.
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Case B – Robert Molinsky (Pole Barn and Shed, Summer Home Street)

- Request: Construct a 30x60 ft pole barn and 10x20 ft shed (non-residential use). Existing carport and metal shed to be removed; trees cleared for construction.
- Petitioner testified: Structure intended for boat storage/workshop, not a residence; neighbors supportive.
- Public input: None opposed.
- Board discussion: Concern about excess accessory structures addressed; shed to be portable on skids. Electric service planned for barn, not shed.
- *Motion:* Approve variance of use, with 6 months to obtain permit.
- *Vote:* Unanimous approval.

Case C – Olena Maslova (Quail Farm & Processing, Grovertown)

- Request: Variance of use to operate small-scale **quail processing and retail farm** (approx. 2,000 birds/year). Processing in existing barn; composting planned for waste/byproducts.
- Interpreter assisted applicant.
- Key conditions discussed:
 - Separate septic system for processing building required.
 - Composting must be handled properly; refrigeration required for temporary storage.
 - Labeling must include USDA exemption language “Exempt P.L. 90-492” and farm name.
 - Health Department coordination required for inspections and wastewater approval.
- Public input:
 - Neighbor spoke in support, described applicant as conscientious and hard-working.
 - Dale Parent raised concern about frost law and vehicle traffic; applicant confirmed only van deliveries.
- Board praised applicant’s preparation and compliance planning.
- *Motion:* Approve variance with stipulation applicant must secure septic and health permits within 6 months.
- *Vote:* Unanimous approval.

3. Old/New Business

- No additional business reported.

4. Next Meeting

- Scheduled for **October 8, 2025 at 6:30 p.m.** (or immediately following the Plan Commission).

5. Adjournment

- *Motion:* Mark Allen moved to adjourn.
- *Second:* Eugene Pew.
- *Vote:* Unanimous.

Decisions Made

1. Approved **August 13, 2025 minutes**.
 2. Granted **variance** for Michael Lozano (garage setback).
 3. Granted **variance of use** for Robert Molinsky (pole barn/shed).
 4. Granted **variance of use** for Olena Maslova (quail farm/processing), with health/septic stipulations.
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Action Items

1. Record approvals and file variance letters.
 - *Responsible:* Planning Office / Recorder
 - *Deadline:* Immediate
2. Lozano: Obtain building permit within 6 months.
 - *Responsible:* Petitioner
3. Molinsky: Obtain variance permit within 6 months; remove existing carport and shed.
 - *Responsible:* Petitioner
4. Maslova: Secure septic permit and Health Dept. approval within 6 months; update product labeling.
 - *Responsible:* Petitioner