

**MINUTES of the GRANT COUNTY  
AREA BOARD OF ZONING APPEALS**

**May 6, 2019**

**A PUBLIC HEARING OF THE GRANT COUNTY BOARD OF ZONING APPEALS** was held on Monday, May 6, 2018, at 6:00 P.M. on the first floor of the Grant County Office Complex at 401 South Adams Street, Marion, Indiana.

The following members were present: Ed Hartman, Chip Long, Rex Maynard, Bob Monroe and Lois Jones, Chairperson. Bill Johnson was not present. Ron Howe arrived at 6:15 pm.

Staff present: Larry Strange, Executive Director; Bruce Elliott, Attorney; and Brenda Harrison.

Lois Jones brought the meeting to order with the Pledge of Allegiance. Rex Maynard motioned to approve the minutes from April 1, 2019, Bob Monroe seconded. All voting members present voted yes. Motion carried.

Larry Strange went over the rules and procedures and findings of fact.

**PUBLIC HEARING(S)**

**Docket:** 02BZAV-19 (**Public Hearing**)

**Name:** Drew Moser

**Address:** 361 W Payne Avenue, Upland

**Zoning District:** Residential-4 (R4)

**Legal Description:** Being Lots 379, 380, & 381 of University Addition located in the Northwest Quarter of Section 10 in Jefferson Township.

**Request:** To allow a swimming pool and deck to be 2' from west property line instead of the required 13'.

Larry Strange introduced the request and provided an overview.

Drew Moser, property owner was present to represent the petition and answer questions from the board.

No one spoke in opposition.

The public hearing was closed. Larry Strange said that following any vote the board members should prepare findings of fact. He asked that members review each item on the findings and gave the members five minutes to complete the findings of fact.

**Motion:** Chip Long moved to approve Docket #02BZAV-19 to allow a swimming pool and deck to be 2' from the west property line, and Bob Monroe seconded. Members Ed Hartman, Chip Long, Rex Maynard, and Bob Monroe voted yes - motion carried. Ron Howe arrived after voting was completed.

**Docket:** 03BZAV-19 (**Public Hearing**)      **Name:** Trina Nevers / Randall Miller & Associates  
**Address:** 4197 Frances Slocum Trail, Marion  
**Zoning District:** Agriculture (AG)  
**Legal Description:** Being 1.15 acres more or less located in the Southeast Quarter of Section 16 in Pleasant Township.  
**Request:** To allow construction of a new home to be 7' from the south property line instead of the required 25'.

Larry Strange introduced the request and provided an overview.

Rudy Vugteveen, of Randall Miller & Associates spoke on behalf of the petitioner Trina Nevers and answered questions from the board. Patrick Nevers, petitioner's husband was also present.

No one spoke in opposition.

The public hearing was closed. Larry Strange said that following any vote the board members should prepare findings of fact. He asked that members review each item on the findings and gave the members five minute to complete the findings of fact.

**Motion:** Bob Monroe moved to approve Docket #03BZAV-19 to allow the construction of a new home to be 7' from the south property line instead of the required 25'. Ed Hartman seconded. Members Ed Hartman, Ron Howe, Chip Long, Rex Maynard, and Bob Monroe voted yes; motion carried.

**Docket:** 04BZAV-19 (**Public Hearing**)      **Name:** Ronnie Wilson  
**Address:** 8815 E 1000 S, Fairmount  
**Zoning District:** Agriculture (AG)  
**Legal Description:** Being 3.87 acres more or less located in the Southeast Quarter of Section 28 in Jefferson Township.  
**Request:** To allow construction of an accessory building to be 20' from the south (1000 S) property line instead of the required 30'.

Larry Strange introduced the request and provided an overview.

Ronnie Wilson, property owner was present to represent the petition and answer questions from the board.

No one spoke in opposition.

The public hearing was closed. Larry Strange said that following any vote the board members should prepare findings of fact. He asked that members review each item on the findings and gave the members five minute to complete the findings of fact.

**Motion:** Ed Hartman moved to approve Docket #04BZAV-19 to allow construction of an accessory building to be 20' from the south (1000 S) property line instead of the required 30'. Rex Maynard seconded. Members Ed Hartman, Ron Howe, Chip Long, Rex Maynard, and Bob Monroe voted yes - motion carried.

**Docket:** 05BZAV-19 (Public Hearing)

**Name:** John B. Metzger

**Address:** 710 N Buckeye Street, Fairmount

**Zoning District:** Residential-3 (R3)

**Legal Description:** Being north half of Lot 18 in Winslow & Osborn's Addition to the Town of Fairmount located in the Northwest Quarter of Section 29 in Fairmount Township.

**Request:** To allow construction of an accessory building to be 4' from the south property line instead of the required 7'.

Larry Strange introduced the request and provided an overview.

John B. Metzger, property owner was present to represent the petition and answer questions from the board.

No one spoke in opposition.

The public hearing was closed. Larry Strange said that following any vote the board members should prepare findings of fact. He asked that members review each item on the findings and gave the members five minute to complete the findings of fact.

**Motion:** Rex Maynard moved to approve Docket #05BZAV-19 to allow an accessory building to be built 4' from the south property line instead of the required 7'. Ed Hartman seconded. Members Ed Hartman, Ron Howe, Chip Long, Rex Maynard, and Bob Monroe voted yes - motion carried.

**Docket:** 04SP-19 (Public Hearing)

**Name:** Jasmine Sroufe-Tabor

**Address:** 7232 E N00S, Marion

**Zoning District:** Residential Suburban (RS)

**Legal Description:** Being 4.1 acres more or less located in the Northwest Quarter of Section 8 in Monroe Township.

**Request:** To allow for special event during the summer and fall.

Larry Strange introduced the request and provided an overview.

Andrew Tabor, husband of property owner was present to represent the petition. Jasmine Sroufe-Tabor was also present.

**Opposition:** Chrissy Dingy, Bill & Robin Leech, and Sandy Vest.

The public hearing was closed. Larry Strange said that following any vote the board members should prepare findings of fact. He asked that members review each item on the findings and gave the members five minute to complete the findings of fact.

**Motion:** Ed Hartman moved to deny Docket #04SP-19 to allow for special event during the summer and fall. Bob Monroe seconded. Members Ed Hartman, Ron Howe, Chip Long, Rex Maynard, and Bob Monroe voted yes - motion carried.

#### OTHER BUSINESS

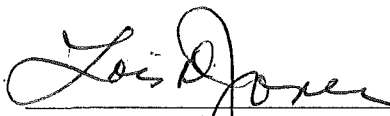
Lois asked about badges.

#### OPEN PUBLIC FORUM

There were no members of the public to speak on general issues.

#### ADJOURNMENT

There being no other business, meeting adjourned at 7:49 PM.

  
Lois Jones, Chairperson