

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

**November 2, 2020**

**A PUBLIC HEARING & A PUBLIC MEETING OF THE GRANT COUNTY BOARD OF ZONING APPEALS** were held on Monday, November 2, 2020, 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: Bill Johnson, Rex Maynard, Ron Howe, Chip Long, Bob Monroe, Lois Jones and Ed Hartman, Chairperson.

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

Ed Hartman brought the meeting to order with the Pledge of Allegiance.

Bill Johnson motioned to accept the October 5, 2020 minutes as submitted, Rex Maynard seconded. Bill Johnson, Chip Long, Rex Maynard, Bob Monroe, Lois Jones, and Ron Howe voted yes. Motion carried.

Larry Strange went over the rules and procedures.

Finding of Facts from the October 5th, 2020 meeting:

**1. Docket: 03SP-20 Jerry & Sherry French / Pyramid Consulting**

**Motion:** Bill Johnson moved to approve the findings of fact for October 2, 2020 meeting and Lois Jones seconded. Bill Johnson, Chip Long, Rex Maynard, Bob Monroe, Lois Jones, and Ron Howe voted yes. Motion carried.

**PUBLIC HEARING**

**Docket:** 04BZAV-20 (**Public Hearing**) **Name:** Kenneth Cates / Swayzee Partners, LLC

**Address:** CR 800 W, Swayzee **WITHDRAWN**

**Zoning District:** General Business (GB)

**Legal Description:** on real estate being 2.30 acres, more or less, and located in the Southeast Quarter of Section 22 in Sims Township, Grant County, Indiana.

**Request:** To allow a reduction of parking spaces required from 46 to 30.

**Docket:** 05BZAV-20 (**Public Hearing**)                      **Name:** Mark & Pamela Westfall

**Address:** 5351 E 350 N, Marion

**Zoning District:** Agriculture (AG)

**Legal Description:** on real estate being 1 acre, more or less, and located in the Northwest Quarter of Section 24 in Washington Township, Grant County, Indiana.

**Request:** To allow an accessory building to be 2' from the west property line, instead of the required 25' setback.

Larry Strange introduced the request for petition and provided an overview.

Ed Hartman opened the proceedings. Mark Westfall came forward to represent the petition and answer questions. Dr. Westfall stated he just bought the property and there was not enough space in current garage for his vehicles. The setback for the property would place the new accessory building into the house, and to make appropriate space the building would need to be 2' from the west property line.

Mr. Blue, Dr. Westfall's neighbor, was present and had sent in a letter to support the petition.

No one spoke in opposition.

The public hearing was closed.

**Motion:** Bill Johnson moved to approve Docket 05BZAV-20 to have a setback of 2' from the west property line instead of the required 16.5', and Rex Maynard seconded. Bill Johnson, Chip Long, Rex Maynard, Bob Monroe, Lois Jones, and Ron Howe voted yes. Motion carried.

**Docket:** 06BZAV-20 (**Public Hearing**)                      **Name:** Adam Westgate

**Address:** 0888 W 406 S, Marion

**Zoning District:** Residential Suburban

**Legal Description:** on real estate being 2.31 acres, more or less, and located in the Northwest Quarter of Section 36 in Liberty Township, Grant County, Indiana.

**Request:** To allow an accessory building to be 10' from the west property line instead of the required 25'.

Larry Strange introduced the request for petition and provided an overview.

Ed Hartman opened the proceedings. Adam Westgate came forward to represent the petition. Mr. Westgate stated that this was the best location for the new building. No one spoke in opposition.

The public hearing was closed.

**Motion:** Ron Howe moved to approve Docket 06BZAV-20 for the 10' setback from the west property line instead of the required 25' and Bill Johnson seconded. Bill Johnson, Chip Long, Rex Maynard, Bob Monroe, Lois Jones, and Ron Howe voted yes. Motion carried.

**Docket:** 03SP-20 (**Public Hearing**)     **Name:** Pyramid Consulting / Gregg Ballinger,  
**Address:** 8015 E 500 S, Upland  
**Zoning District:** Residential Suburban (RS)  
**Legal Description:** on real estate being 74.99 acres, more or less, located in the Southwest Quarter of Section 33 in Monroe Township, Grant County, Indiana.  
**Request:** to allow a radio tower for the county's emergency system.

Larry Strange introduced the request for petition and provided an overview.

Ed Hartman opened the proceedings. Gary Bates of Pyramid Consulting came forward to represent the petition and answer questions from the board. Bob Jackson, the County EMA director, also provided input in response to the questions. The board requested to speak to the owner. The owner, Gregg Ballinger came forward and answered questions from the board.

No one spoke in opposition.

The public hearing was closed.

**Motion:** Rex Maynard moved to approve Docket #03SP-20 to allow a radio tower for the county's emergency system and Lois Jones seconded. Ron Howe, Bill Johnson, Chip Long, Rex Maynard, Bob Monroe, and Lois Jones voted yes. Motion carried.

## OTHER BUSINESS

- For discussion; possible vote: Amend Rules of Procedure to provide for Area Plan staff to contact local entities to replace board members. (Executive Director)(See Attachment A)

- For discussion; possible vote: Amend Rules of Procedure to provide for designation of an alternate to serve as a board member in the event an existing member will not be available for an extended period of time. (Executive Director)(See Attachment A)

**Motion was made by Bob Monroe to accept the additions to the Rules of Procedure, Bill Johnson seconded. Ron Howe, Bill Johnson, Lois Jones, Chip Long, Rex Maynard & Bob Monroe all voted yes. Motion carried.**

#### OPEN PUBLIC FORUM

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

#### ADJOURNMENT

There being no other business, meeting adjourned at 6:33 PM.

  
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Ed Hartman, Chairperson