

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

October 4, 2021

A PUBLIC HEARING & A PUBLIC MEETING OF THE GRANT COUNTY BOARD OF ZONING APPEALS were held on Monday, October 4, 2021, 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, Chip Long and Lois Jones, Ed Hartman Chairman. Absent were Ron Howe, and Bob Monroe.

Staff present: Ryan Malott, Executive Director; Brenda Harrison, Executive Administrative Assistant, Nicole Bailey, Code Enforcement Officer, Aaron Elsworth, Building Inspector and Kyle Persinger, APC Attorney.

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

- Bill Johnson motioned to accept the September 13, 2021 minutes as submitted with a few corrections being made, Rex Maynard seconded. Bill Johnson, Chip Long, Rex Maynard, and Lois Jones voted yes. Motion carried.

Finding of Facts from the September 13, 2021 meeting:

1. Docket: 02SP-21 Moss

- **Motion:** Rex Maynard moved to approve the findings of fact for Docket 02SP-21 Moss from the September 13, 2021 meeting and Lois Jones seconded. Bill Johnson, Chip Long, Rex Maynard and Lois Jones voted yes. Motion carried.

2. Docket: 11BZAV-21 Freiburger

- **Motion:** Chip Long moved to approve the findings of fact for Docket 11BZAV-21 from the September 13, 2021 meeting and Rex Maynard seconded. Bill Johnson, Chip Long, Rex Maynard and Lois Jones voted yes. Motion carried.

PUBLIC HEARING

Docket: 12BZAV-21 (Public Hearing)

Name: Dorothy Trueman

Address: 4013 S Meridian Street, Marion

Zoning District: Residential-1 (R1)

Legal Description: Being 6.038 acres, more or less, and located in the Northwest quarter of Section 20 in Center Township.

Request: to allow a sign to be 24 sf instead of the required 8 sf.

Ryan Malott introduced the request for petition and provided an overview.

Ed Hartman opened the hearing. Cindy Thrasher and Nick Woodruff came forward to represent the petition and answer questions from the board. The owner Dorothy Trueman was present as well. The sign will be going in the same spot. New sign will have LED lighting. The sign would be illuminated for special times and during business hours.

- Discussion was had over Land Use Tables & whether the sign was allowed, Mr. Malott & Miss Harrison explained to the board that the sign would be allowed under the Sign Use Table, which allows up to 8 Sq Ft, the Public Hearing was to allow a variance from the sign use table for a 24 Sq Ft Sign.

No one spoke in opposition. The public hearing was closed.

- **Motion:** Bill Johnson moved to approve Docket #12BZAV-21 and Rex Maynard seconded. Bill Johnson, Lois Jones, Chip Long, and Rex Maynard voted yes. Motion carried.

OTHER BUSINESS

Attorney Report – Kyle Persinger had nothing for the board.

Executive Director Report –

- Ryan Malott explained that he had been going over the Rules of Procedure and updating it with State Code. Found that there were a lot of contradictions & would like to begin reviewing with the BZA at some point in the near future.
- Ryan Malott explained that in the future the Code Enforcement cases would be coming in front of the BZA once everything can be set up, reviewed, & approved by the BZA. If the property owner rejects the decision of the Executive Director, they would go in front of the BZA. This would be a more efficient way to handle the cases. Demolitions would go to the Court, anything other would be in front of the BZA.

OPEN PUBLIC FORUM

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

ADJOURNMENT

There being no other business, meeting adjourned at 6:40 PM.



Ed Hartman, Chairperson