

**MINUTES of the GRANT COUNTY
AREA BOARD OF ZONING APPEALS
February 2, 2015**

A PUBLIC HEARING OF THE GRANT COUNTY BOARD OF ZONING APPEALS was held on Monday, February 2, 2015 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: Lois Jones, William Johnson, Doug Kingseed, Teresa Mendoza, Karen Owen, Chip Long, Chairman.

Members absent: Bob Monroe.

Staff present was Executive Director Steve Niblick and Recording Secretary Debbie Wallace.

Chip Long brought the meeting to order with the Pledge of Allegiance.

Bill Johnson moved Lois Jones seconded that the minutes from January 5, 2015 be approved; all members present voted yes; except Doug Kingseed and Teresa Mendoza who abstained. Vote was 4–0-2, motion carried.

Steve Niblick went over the rules and procedures.

Docket: 01BZAV-15 **Public Hearing** **Name:** Daniel Hawkins/Joel & Julie Cooper

Address: 4220 E 350 N, Marion, Indiana

Zoning District: Agriculture (AG)

Legal Description: Being 2 acres more or less and located in the Southwest Quarter of Section 23 in Washington Township, Grant County, Indiana.

Julie & Joel Cooper, 4220 E 350 N, Marion was present; there is just her and her husband, they do not want a large house. The size of the garage they wish to convert is large enough for just them. There is a “tiny house” or “small house” movement in other parts of the country that allows less square footage living area than what they are requesting. Believes that people should have the right to live in whatever size home they choose, without zoning regulations stipulating the size. They are going to make improvements to the property and raise the value of their property and surrounding properties.

Joel Cooper stated that they plan on adding an addition to the structure at some point that would bring the square footage into compliance, not sure of the exact timeframe.

Following the board’s discussion of the variance the following are some of their concerns: 1) no septic system; 2) anyone living there 3) no running water 4) concerned about approving a variance to convert accessory building into a residence without knowing if a septic system can be put in. If an addition was made a variance would no longer be needed, it would meet minimum requirements; when would the addition be made. There is a standard set of rules for everyone and must be enforced the same.

Julie Cooper – they were staying there until the APC office told them they could not live there; they are currently living with her father and step-mother. An application has been submitted to the health department but have to wait until ground thaws to proceed. They want to live there while they are remodeling and the port-a-john is to get them through the winter.

Daniel Hawkins stated that the contract is written so the Cooper’s must abide by the law. Hawkins purchased the property after the house burnt and then sold to the Cooper’s.

Steve Niblick stated three criteria should be met and based on information submitted the APC staff gave a favorable recommendation.

No objectors were in the audience and none on file.

Motion: Bill Johnson moved Lois Jones seconded to table Docket #01BZAV-15 until the June 1, 2015 meeting, so the petitioner can receive approval on the septic. All members present voted yes; except for Doug Kingseed and Chip Long who voted no; vote 4-2, motion carried

Discussion by the Board: At the June meeting the board will consider the variance on the size of the home. No one can live in this structure until the septic permit is issued and the variance is approved.

Other Business:

Election of officers:

Chairman: Chip Long nominated Bill Johnson, Doug Kingseed seconded. No other nominations were made; Bill Johnson is Chairman for 2015.

Vice-Chairman: Chip Long nominated Lois Jones; Teresa Mendoza seconded. No other nominations were made; Lois Jones is Vice-Chairman for 2015.

There being no other business Bill Johnson moved and Lois Jones seconded to adjourn, vote 6-0; meeting adjourned at 7:02 PM.

Chip Long, Chairman