

**MINUTES of the GRANT COUNTY
AREA BOARD OF ZONING APPEALS
September 11, 2017**

A PUBLIC HEARING OF THE GRANT COUNTY BOARD OF ZONING APPEALS was held on Monday, September 11, 2017 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: Craig Freeman, Lois Jones, Chip Long, Rex Maynard, Bob Monroe and Chairman Bill Johnson.

Members absent were: Teresa Mendoza.

Staff present was Executive Director Larry Strange, APC attorney Bruce Elliott and Recording Secretary Debbie Wallace.

Bill Johnson brought the meeting to order with the Pledge of Allegiance.

Rex Maynard moved and Chip Long seconded that the minutes from August 7, 2017 be approved; all members present voted yes; except Bill Johnson who abstained. Vote was 5-0-1; motion carried.

Larry Strange stated that because of the Labor Day holiday, three of the petitions tonight did not go in front of the County Commissioners until after the packets were mailed out.

The findings of fact were discussed and how to fill them out; Attorney Elliott stated these are used if an appeal is filed in court.

Larry Strange went over the rules and procedures; all petitions follow the same format.

Docket: 12BZAV-17 (Public Hearing) Name: Theodore Williams

Address: 1010 W Bannister Drive, Marion

Zoning District: Residential-1 (R1)

Legal Description: Being 0.56 acres, more or less and located in the Northwest quarter of Section 30, Mill Township, Grant County, Indiana.

Request: to allow an accessory building to be sixteen (1600) square feet in area instead of the maximum allowable nine hundred and sixty (960) square feet

Theodore Williams was present representing the petition; he would like to build a forty (40) by forty (40) feet building to use as storage and a half-court basketball court.

Larry Strange went over the four criteria; the County commissioners gave a favorable recommendation. The recommendation from the APC staff was favorable.

Lois Jones questioned if the building could be any smaller.

Mr. Williams wants to keep the building the same size as he proposed.

No objectors were in the audience or on file.

Proof of publication is on file.

Motion: Lois Jones moved to approve a 40' x 30; building only; motion died for lack of a second.

Motion: Bob Monroe moved Craig Freeman seconded to approve Docket #12BZAV-17 as presented. All members present voted yes; except Lois Jones and Bill Johnson who voted no. Vote was 4-2-0; motion carried.

Docket: 13BZAV-17 (Public Hearing) Name: Nancy Rogers

Address: 343 W Indiana, Upland

Zoning District: Residential-3 (R3)

Legal Description: Being lot #17, Shaffer's Addition located in the Southwest quarter of Section 03, Jefferson Township, Upland Corp, Grant County, Indiana.

Request: to allow two single family homes on one tract of ground and converted garage to have 574 sq. ft. living area instead of the required 720 sq. ft.

Nancy Rogers was present; she wants to convert into a one bedroom apartment for herself. Her grandson lives in the existing house.

Larry Strange went over the four criteria; the Town of Upland gave a favorable recommendation. The recommendation from the APC staff was that the petition should not be approved.

No objectors were in the audience or on file.

Proof of publication is in the file.

Motion: Rex Maynard moved Bob Monroe seconded to approve Docket #13BZAV-17 as presented. All members present voted yes. Vote was 6-0-0; motion carried.

Docket: 14BZAV-17 (Public Hearing) Name: Donald Moore

Address: 809 S Barclay Street, Fairmount

Zoning District: Residential-3 (R3)

Legal Description: Being lots 470 & 471 in FLG & IMP Cos 4th Addition and located in the Southeast quarter of Section 10, Fairmount Township, Fairmount Corp, Grant County, Indiana.

Request: to allow the placement of a manufactured home to be eight (8) feet from the West (Barclay St) property line instead of the required fifteen (15) feet

Donald Moore was present, there was a house fire last April and he wants to replace with a longer modular. The new home will go in same location as the old house.

Larry Strange went over the four criteria; the County commissioners gave a favorable recommendation. The recommendation from the APC staff was favorable.

No objectors were in the audience or on file.

Proof of publication is in the file.

Motion: Craig Freeman moved Lois Jones seconded to approve Docket #14BZAV-17 as presented. All members present voted yes. Vote was 6-0-0; motion carried.

Docket: 15BZAV-17 (Public Hearing) Name: Shawn Nagy

Address: 8416 S 200 S, Marion

Zoning District: Residential Suburban (RS)

Legal Description: Being two point eighty-two (2.82) acres more or less and located in the Northwest quarter of Section 21, Monroe Township, Grant County, Indiana.

Request: to allow construction of an accessory building to be twelve (12) feet from the west property line instead of the required twenty-five (25) feet

The Grant County Commissioners also gave a favorable recommendation. Larry Strange went over the criteria and staff gave a favorable recommendation with the stipulation it be moved farther away from the west property line.

Shawn Nagy was present representing the petition. He has a large number of antique tractors he would like to be able to place inside. The lot is long and narrow and that is the best location without cutting down a large number of trees. Wants to make sure he has room to turn around with a trailer; does not want to go any smaller with the size of building.

No objectors were in the audience or on file.

Proof of publication is in the file.

Motion: Craig Freeman moved Lois Jones seconded to approve Docket #15BZAV-17 with a fifteen (15) feet setback from the west property line. All members present voted yes. Vote was 6-0-0; motion carried.

Docket: 16BZAV-17 (Public Hearing) Name: Kenneth Moore

Address: 1050 E 41st Street, Marion, IN

Zoning District: Residential-3 (R3)

Legal Description: Being three (3) acres more or less and located in the Northwest quarter of Section 20, Center Township, Grant County, Indiana.

Request: to allow two (2) homes on one (1) tract of ground

County Commissioners and APC staff gave a favorable recommendation.

Kenneth Moore was present; he would like to replace an existing trailer with a newer one. The existing mobile home was approved in 1983 for his parents and grandparents. Now he wants to live there to help care for his parents. The new home would go in the same location.

Larry Strange went over the four criteria; the County commissioners gave a favorable recommendation. The recommendation from the APC staff was favorable.

No objectors were in the audience or on file.

Proof of publication is in the file.

Motion: Craig Freeman moved Rex Maynard seconded to approve Docket #16BZAV-17 as presented. All members present voted yes. Vote was 6-0-0; motion carried.

Other business:

Larry Strange discussed the possibility of changing minor variance percentages.

Possibly hold the election for Chairman and Vice-Chairman in December instead of first meeting held in 2018.

There being no other business, meeting adjourned at 7:00 PM.

Bill Johnson, Chairman