

MINUTES of the GRANT COUNTY
AREA BOARD OF ZONING APPEALS

September 14, 2020

A PUBLIC HEARING and A PUBLIC MEETING OF THE GRANT COUNTY BOARD OF ZONING APPEALS were held on Monday, September 14 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, Bill Johnson, Rex Maynard, Chip Long, Bob Monroe and Ed Hartman, Chairperson.

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

1. Ed Hartman brought the meeting to order with the Pledge of Allegiance.
2. Roll Call.
3. Approval of Minutes
 - August 3, 2020 – Bill Johnson moved to approve and Rex Maynard seconded. Bill Johnson, Chip Long, Rex Maynard, Bob Monroe, and Lois Jones voted yes. Motion carried.
4. Finding of Facts (none were due for consideration)
5. Public Hearing

Docket: 01BZAV-20 (Public Hearing)

Name: Hidden Harbor Properties Holding / Bruce Sebestyen

Address: 5155 S 700 E, Gas City

Zoning District: Residential Suburban

Legal Description: Being 5.50 acres, more or less, and located in the fractional Northwest quarter of Section 5 in Jefferson Township.

Request: to allow an addition to be 19' from the property line instead of the required 23'

Ed Hartman opened the public hearing after Larry Strange explained the details of how the hearings would proceed. Larry Strange briefly explained the project. Bruce Sebestyen spoke on behalf of the petitioner. Mr. Hartman asked if there was anyone in the audience in support of the petition. There were no additional supporters. He asked if anyone was opposed. There were no people present opposed to the petition. Mr. Hartman then closed the public hearing. Following deliberation by the board, Lois Jones moved for approval as requested. Bill Johnson seconded. Bill Johnson, Chip Long, Rex Maynard, Bob Monroe, and Lois Jones voted yes. The variance was approved.

Docket: 02BZAV-20 (Public Hearing)

Name: Catina McGibbon/Colyer

Address: 205 E 6th Street, Jonesboro

Zoning District: Residential-3

Legal Description: Being .322 acres, more or less, and located in the Northwest fractional quarter of Section 4 in Mill Township.

Request: to allow an accessory building to be 7.5 feet from the west property line instead of the required 13 feet.

Ed Hartman opened the public hearing. Larry Strange briefly explained the project. Catina Colyer presented the petition. Mr. Hartman asked if there was anyone in the audience in support of the petition. There were no additional supporters. He asked if anyone was opposed. There were no people present opposed to the petition. Mr. Hartman then closed the public hearing. Following deliberation by the board, Bill Johnson moved for approval. Lois Jones seconded. Bill Johnson, Chip Long, Rex Maynard, Bob Monroe, and Lois Jones voted yes. The variance was approved.

Docket: 03BZAV-20 (Public Hearing)

Name: HSK 1, LLC

Address: 303 S Main, Fairmount

Zoning District: Residential-4

Legal Description: Being Lot 2 of Henley's 2nd Addition, and located in the Southwest quarter of Section 29 in Fairmount Township.

Request: to allow a porch addition to be 6' from the property line instead of the required 10'.

Ed Hartman opened the public hearing. Larry Strange briefly explained the project. Rick Savage represented HSK 1, LLC. Mr. Hartman asked if there was anyone in the audience in support of the petition. There were no additional supporters. He asked if anyone was opposed. There were no people present opposed to the petition. Mr. Hartman then closed the public hearing. Following deliberation by the board, Rex Maynard moved for approval as requested. Lois Jones seconded. Bill Johnson, Chip Long, Rex Maynard, Bob Monroe, and Lois Jones voted yes. The variance was approved.

Docket: 01SP-20 (Public Hearing) continued

Name: Randy Ballinger

Address: 7453 E 400 S, Marion

Zoning District: Residential Suburban

Legal Description: Being 301.71 acres, more or less, and located in the Southwest quarter of Section 29 in Jefferson Township.

Request: to allow a radio tower for the county's emergency system.

Ed Hartman opened the proceedings. He asked the owner of the property to come forward. Randy Ballenger gave a short talk about his role in the project and answered

questions from the board. Terry Burnworth of Pyramid Consulting (the consultant to the County on the tower project) also answered questions from the board. Mr. Hartman asked if there was anyone else in the audience to support the tower proposal. Bob Jackson and Virgil Hall spoke in support of the petition. Mr. Hartman asked if anyone wanted to speak in opposition, stressing that the focus was on new information that had not been presented at the previous meeting. Randy Richards, Miles Leffler, and Paul Richards spoke in opposition. Mr. Hartman then closed the public hearing. Following discussion, Bob Monroe moved to accept the petition as presented. Bill Johnson seconded. Bill Johnson, Chip Long, Rex Maynard, and Bob Monroe voted yes. Lois Jones voted no. Motion carried.

Docket: 02SP-20 (Public Hearing) continued

Name: Jerry & Sherry French

Address: 8720 S 300 W, Fairmount

Zoning District: Agriculture

Legal Description: Being 9 acres, more or less, and located in the Southeast quarter of Section 21 in Liberty Township.

Request: to allow a radio tower for the county's emergency system.

This docket was continued until the October 5 meeting due to the meeting running until 7:15.

6. Adjournment

The Chairperson adjourned the meeting at 7:15 p.m.



Ed Hartman, Chairperson