

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

**September 13, 2021**

**A PUBLIC HEARING and A PUBLIC MEETING OF THE GRANT COUNTY BOARD OF ZONING APPEALS** were held on Monday, September 13 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. Ron Howe was absent.

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

1. Ed Hartman brought the meeting to order with the Pledge of Allegiance.
2. Roll Call.
3. Approval of Minutes

Ryan Malott read the minutes for August 16, 2021. Rex Maynard moved to approve, and Bill Johnson seconded. Bill Johnson, Chip Long, Rex Maynard, Bob Monroe, and Lois Jones voted yes. Motion carried.

4. Finding of Facts

June 7, 2021 –

06BZAV-21 – Holloway

August 16, 2021

07BZAV-21 – Felton

08BZAV-21 – Carmichael

09BZAV-21 – Bennett

Rex Maynard moved to approve all findings of facts; Lois Jones seconded. Bill Johnson, Chip Long, Rex Maynard, Bob Monroe, and Lois Jones voted yes. Motion carried.

5. Public Hearing

**Docket: 10BZAV-21 (Public Hearing)**

**Name:** Zachary & Brooklyn Stell

**Address:** 1850 W 975 S, Fairmount

**Zoning District:** Agriculture

This petition was withdrawn prior to meeting.

**Docket: 02SP-21 (Public Hearing)**

**Name:** Jessica Moss

**Address:** 144 Peterson Drive, Sweetser, IN

**Zoning District:** Residential-1

**Legal Description:** Being Lot 1 of Peterson Sweetser Subdivision and located in the Southeast quarter of Section 31 in Pleasant Township.

**Request:** to allow a dog groom business as a Customary Home Occupation in a Residential-1 zone district.

Ed Hartman opened the public hearing. Ryan Malott introduced the petition, Jessica Moss the petitioner spoke regarding her request and answered questions from the board members.

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 <sup>no</sup> objectors to the petition.

Mr. Hartman then closed the public hearing. Following deliberation by the board, Bob Monroe moved for approval as requested. Bill Johnson seconded. Bill Johnson, Chip Long, Rex Maynard, Bob Monroe, and Lois Jones voted yes. Motion carried.

**Docket: 11BZAV-21 (Public Hearing)**

**Name:** Gary Freiburger

**Address:** 4419 N Grand Drive, Marion

**Zoning District:** Residential Suburban

**Legal Description:** Being Lot 22 of Whiteridge Subdivision and located in the Northwest fractional quarter of Section 24 in Pleasant Township.

**Request:** to allow an addition to be 4 feet from the east property line instead of the required 25 feet.

Ed Hartman opened the public hearing. Ryan Malott introduced the petition, and Mr. Freiburger briefly explained the project and answered questions from the board members.

Mr. Hartman asked if there was anyone in the audience in support of the petition. There were no additional supporters. He asked if there was anyone opposed to the petition. There were no objectors.

Mr. Hartman then closed the public hearing. Following deliberation by the board, Bill Johnson moved for approval. Chip Long seconded. Bill Johnson, Chip Long, Rex Maynard, Bob Monroe, and Lois Jones voted yes. Motion carried.

6. Other Business

a. Attorney Report

Mr. Conner didn't have a report since he was filling in for Mr. Persinger.

b. Executive Director

1. Ryan Malott stated that the Webex Resolution needed to be signed.
2. Ryan Malott stated that he and Nicole had been to the Towns to get approval of the Connex and Right of Way Amendments. All of the Towns have approved and the next step is for the Commissioner's Meeting.
3. Mail – Due to the problem with mail the previous month, we took the mail to the Post Office. All members stated that they received the August 2, 2021 packet either the day before or after the packet for this meeting.

7. Open Public Forum

8. Adjournment

The Chairperson adjourned the meeting at 6:34 p.m.

  
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Ed Hartman, Chairperson