

BOARD OF ZONING APPEALS

August 21, 2007 6:30pm

MEMBERS PRESENT: Bob Cochran, Jean Johanningman, Tony Colson, Linda Ricke, Dan Manus.

Tony called the meeting to order. The minutes were distributed before the meeting to board members. Jean made a motion to accept the minutes. Bob seconded. All Ayes.

ITEM 1: K 727 Enterprises (Dan Knueven), 370 W County Road 400 N, Greensburg, Indiana, is requesting a special exception as allowed by the City of Greensburg Code of Ordinance. The special exception involves, Mid America asking for conditional use for the operation of a business selling air gases in a B-2 General Business Zoning (must be B-3) located at 727 W Main Street. Dan Knueven addressed the board then let Wayne from Mid America address the board on the use of the building. Scott Chasteen, Fire Chief informed the board, that he has already toured the facilities by request of Mr. Knueven. Jean made a motion for a one year special exception. Tony explained the special exception. Linda seconded. Vote taken by role: Bob yes, Linda yes, Jean yes, Tony yes, Dan yes. Motioned carried.

ITEM 2: Ernest W Johnston, PO Box 371, Greensburg, Indiana, is requesting a variance as allowed by the City of Greensburg Code of Ordinances. The variance involves converting a section of a garage into an apartment along with, the minimum front yard width (68.25) for the construction of a dwelling that would be 600 square feet (11000 sq. ft. minimum). The lot is located at 315 W. Third. Mr. Johnson addressed the board. He would like to get water and sewer in the garage for a workshop for his father. Mr. Johnson did not want the apartment at this time. Adjoining property owners, voice concerns in a letter to the board. The variance includes an apartment. Steve Taylor suggested that this be table for proper documentation. Dan made a motion to table this issue. Jean seconded. Vote taken by role: Bob yes, Linda yes, Jean yes, Tony yes, Dan yes. Motion carried.

ITEM 3: Greensburg Recycling, Inc, 323 S. Monfort St, Greensburg, Indiana, is requesting a variance as allowed by the City of Greensburg Code of Ordinances. The variance involves the placement of an accessory building within an I-1 zoning. Barry Holden addressed the board. Mr. Holden said they have four to five employees and that he would like to put in a 12X40 manufacture office configuration for bathroom and break room facilities. Gene Dance adjoining property owner voiced his concern about the traffic on McKee St. Frank Schmidt informed the board that there will be a 12' solid steel fence and they are getting a storm water permit from the state to help keep the grounds clean. Dan asked Mr. Holden if he would accept a special exception for the building structure. Mr. Holden said yes. Linda made a motion to grant a special exception as long as they meet the fire code. Jean seconded. Vote taken by role: Bob yes, Jean yes, Linda yes, Tony yes, Dan yes. Motioned Carried.

ITEM 4: Barbara J. Manus, 115 W McKee St, Greensburg, Indiana is requesting a variance as allowed by the City of Greensburg Code of Ordinances. The variance involves minimum front yard setbacks (Lincoln Street and Floral Ct.) line for the building of for a business building with three retail units. They are asking for a sign to be placed along the edge of the easement on Lincoln Street. The property is located at 919 N Lincoln Street. Barbara addressed the board. She has an option to buy from Travis Neal. Mr. Neal addressed the board. He would like to build a building for a meat market and retail space. A discussion took place on the size of the building and the amount of parking needed. Ross Davis, adjoining property owner, had concerns about run off. Also the square footage of the building and placement of the sign was discussed. Kathy explained sign size and illumination. Dan suggested getting the square footage of the meat market, sign and parking figured out and come back before the board. Jean made a motion to table the issue come back next month with square footage of the building, with rental part, and the size of the sign. Linda seconded. Vote taken by role: Bob yes, Linda yes, Jean yes, Tony yes, Dan abstained. Motion carried.

ITEM 5: Shawwn Storms, 124 Brook Dr, Batesville, Indiana, is requesting a special exception as allowed by the City of Greensburg code of Ordinance Section 155.017 (C). The permanent exception involves a conditional use of the operation of an accounting firm to be located at 324 N Broadway Street. He would like to display a sign on the property. Diane Storms was present for her husband. Mrs. Storms said her husband would like to either put the sign on the building or on the side. Kathy said the sign could be no larger than 9 square feet. Bob made a motion to grant a permanent exception. Dan seconded. Vote taken by role: Bob yes, Linda yes, Jean yes, Tony yes, Dan yes. Motion carried.

Linda made a motion to adjourn. Bob seconded. All ayes.

Meeting adjourned at 7:24pm.

President

Secretary