

BOARD OF ZONING APPEALS

SEPTEMBER 18, 2007 6:30 PM

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

Tony opened the meeting. The secretary report was distributed before the meeting. The minutes were corrected as follows: second paragraph, second sentence, The special exception involves, Mid-America asking for conditional use for the operation of a business selling air gasses in a B-2 General Business Zoning (must be B-3) located at 727 W. Main Street. The fifth paragraph, fourth sentence: Travis Neal has an option to buy from Barbara Manus. Jean made a motion to accept the minutes as revised. Dan seconded. All ayes.

Item 1: Tabled from last month's meeting. Travis Neal addressed the board about a variance for the property located at 919 Lincoln Street. Travis 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 a meat market only. He is requesting a front setback of 30' from Lincoln Street utilizing parking off of Floral Ct with sign placement to the rear of the edge of the right a way. There will be 10 parking spaces. Retail floor will be 1500 square feet. There was a discussion between board members and Mr. Neal. Ross Davis, neighbor to the address was concerned about the 10 parking spaces if the meat market would not stay in business. Tony said the variance would only be for the meat market. Bob made a motion to approve the variance. Linda seconded. Vote taken by roll: Bob yes, Linda yes, Tony yes, Jean no, reason being she doesn't want to make a standard about making exceptions on new construction. Dan abstained. Motion carried.

Item 2: Tabled from last month's meeting. Ernest Johnston is requesting variance converting a garage into an apartment. Scott Chasteen, Fire Chief, Mr. Johnston no longer requesting variance. He went back all he needed was bathroom facilities.

Item 3: Premier Ag is requesting a variance for a 10 foot side yard setback for the construction of a truck storage garage. This garage will be open on the front. The garage will be for propane trucks. The opening will be facing east. Scott Chasteen went out and looked and he reported it will be more like a carport and will have adequate ventilation. Dan made a motion to grant the variance. Bob seconded. Vote taken by roll: Bob yes, Linda abstained, Jean yes, Tony yes, and Dan yes. Motion carried.

Item 4: Darla Woodhull (property owned by George Gillette), 703 N. Ohio Street Highland Addition, Greensburg Indiana is requesting a special exception as allowed by the City of Greensburg Code of Ordinance Section 155.017(C). The special exception involves a conditional use of the operation of a photography studio, within their home. She would like to have a signage on the property. Darla addressed the board. She informed the board that she is appointment only, and there is adequate parking for two cars in her drive. She would like to place the sign either on the house or on the fence and would be the size of a realtors sign. Reva Durbin, neighbor, had complaint about the bright light that flashes. Reva has dogs in a privacy fence and doesn't want customers to be complaining about barking when in the driveway. Reva stated she doesn't want to live next to a business. Jean explained the special exception. Reva asked if the windows could be covered. Darla was acceptable to that idea. Linda made a motion to grant the special exception. Jean seconded. Vote taken by roll: Bob yes, Linda yes, Jean yes, Tony yes, and Dan yes. Motion carried.

Item 5: Danna Van Guildler, 207 E Barachel Lane, Greensburg, Indiana, is requesting a special exception as allowed by the City of Greensburg Code of Ordinance Section 155.017(C). The special exception involves a conditional use of the operation of a sewing business within their home. She would like to have a signage on the property. Donna addressed the board. She has room for three cars in her drive. The sign is the size of a realtors sign. Two of her neighbors said they had no problems with her having the business. Jean made a motion for a special exception for one year, Dan seconded. Vote taken by roll: Bob yes, Linda yes, Dan yes, Jean yes, and Tony yes. Motion carried.

Item 6: Valeo Engine Cooling, 1100 E Barachel Lane, Greensburg, Indiana, is request a variance as allowed by the City of Greensburg Code of Ordinances. The variance involves the placement of two accessory buildings within an I-1 zoning. Dick Glasser addressed the board on why and where the trailer will be. Mr. Glasser said it will be a temporary building, approximately 18 months. Scott Chasteen already spoke with Mr. Glasser, and this will be in the same place another trailer had sat. Scott is fine with the building as lot as it meets fire codes. Dan made a motion to grant the variance as long as it meets fire codes, Jean seconded. Vote taken by roll: Bob yes, Linda yes, Jean yes, Tony yes, and Dan yes. Motion carried.

Item 7: Kevin Kennelly 805 E Randall Street, Greensburg, Indiana, is requesting a variance as allowed by the City of Greensburg Code of Ordinances. The variance involves minimum setback line for the building of a storage building. The property is located at 805 E. Randall Street. Kevin addressed the board. He has spoken to his neighbors and none had any problems with the set back. There will be no openings on the east side where the set back is located. Scott Chasteen, Fire Chief has no concerns. Linda made a motion to allow the variance, Jean seconded. Vote taken by roll: Bob yes, Linda yes, Jean yes, Tony yes, and Dan yes. Motion carried.

Linda made a motion to adjourn. All ayes.