

## **BOARD OF ZONING APPEALS**

**NOVEMBER 20, 2012 7:00PM**

**MEMBERS PRESENT:** Roy Middendorf, David Leas, Steve Moore, Kevin Fleetwood.

Roy called the meeting to order. Role call was taken with Jim Biles not present. Roy went over the ground rules for the meeting. October minutes were distributed before the meeting. Steve made a motion to approve the minutes. David seconded. All ayes.

ITEM 1: Scheidler Monuments, 703 E Main St, Greensburg, Indiana, requesting permanent use variance. Mr. Scheidler was granted a one year variance to operate a monument sales business. Dan Scheidler addressed the board and updated on the business. Alvin Blankman wanted to know if Mr. Scheidler could do anything he wanted to with the property. Roy explained Mr. Scheidler would have to go with the design that was brought to the board. Steven made a motion to grant the Permanent use variance per Mr. Scheidler follow the design presented to the board. Kevin seconded. Vote taken by role: Steve yes, Kevin yes, David yes, Roy yes. Motion carried.

ITEM 2: Sewing Express located at 802 S. Broadway St, Greensburg, Indiana, was granted a one year use variance to operate a sewing and alteration business and is now request a permanent use variance. Billy Waver addressed the board hasn't opened the business but hopes to soon. They bought the property and had to do some updates. Steve made a motion to extend the variance. David seconded. Vote taken by role: Steve yes, David yes, Kevin yes, Roy yes. Motion carried.

ITEM 3: Brian AmRhein, 1405 S Millhousen Rd, Greensburg, Indiana, requesting a Variance to operate a home base internet business out of his home. Mr. AmRhein addressed the board and explained the business of purchasing guns on line and has them shipped to his home. His customers would be by appointment only. Tim Corridan, City Attorney, wants to research the permit sequence at the state level. Kyle and Jennifer Klevenger are neighbors and are against the business. The covenants for the subdivision prohibits businesses to operate. They also had a list of signatures of neighbors who are against the business. Nancy Buening, Principal of St Mary's School, wants the commission to take in consideration the closeness of the school. TJ Greiwe lives in Mill Ridge Estates and is against the business. Jennifer Klevenger said she contact the ATF and informed the commission what she was told. Steve made a motion to table until more information could be attained. David seconded. Vote taken by role: Steve yes, David yes, Kevin yes, Roy yes. Motion carried to table.

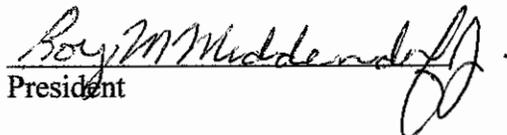
ITEM 4: Development and Autism Services of Indiana, 621 N. Broadway St, Greensburg, Indiana, requesting use variance to operate a business in an R2 residential zoning district. Roy read a letter from Gerald Lawrence, neighbor to the business. Livy Caswell, with the Development and Autism Services, addressed the board. Her brother Chris Springmeyer owns the property, and he has given her permission to speak. She

explained the business to be an outreach service. Opened Tuesday through Friday by appointment only. A discussion about parking took place. Kevin made a motion to table until parking issues were resolved. Steve seconded. Vote taken by role: Kevin yes, Steve yes, Roy yes, David yes. Motion carried to table.

ITEM 5: Menards, Freeland Rd, Greensburg, Indiana, requesting a parking and signage variance. Colin Armstrong, Menards, addressed the board. He explained with the studies Menards has done they would only need parking for 415 spaces. Mr. Armstrong addressed the board about the signage the company would like to use. Rob Duckworth, Fleetwood Dr, had concerns with the direct traffic to Montgomery Rd. Mr. Armstrong explained the traffic patterns. A discussion took place. Kevin made a motion to approve the variance for parking to 415 spaces. Steve seconded. Vote taken by role: Roy yes, David yes, Steve yes, Kevin yes. Motion carried. Kevin made a motion to grant variance for signage. Steve seconded. Vote taken by role: Roy yes, David yes, Steve yes, Kevin yes. Motion carried.

ITEM 6: Charles and Barbara Lee, 1028 S Creek Dr, Greensburg, Indiana, seeking a front yard setback variance from 25 feet to 16 feet. Andy Scholler addressed the board and informed them on how this was discovered. David made a motion to grant the variance. Steve seconded. Vote taken by role: Roy yes, David yes, Steve yes, Kevin yes. Motion carried.

Adjourned at 8:14PM

  
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President

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Secretary