

Board of Zoning Appeals Meeting

06/16/15 7:00 PM - Called to order by President Roy

The Pledge of Allegiance was recited

Voice Roll taken-members Roy Middendorf, Richard Richardson, Kevin Fleetwood, David Leas, Jim Biles all present. City Attorney Chris Stephen was also present. Minutes of last meeting 04/21/15 were distributed. David moved to accept and Kevin seconded. It was passed unanimously.

1-Andy Beetz representing St. Mary's Church requested variance to construct a new church at 1331 East Hunter Robbins Way with a maximum height to the top of the bell tower of 78.5 feet and a maximum height to the top of the cross to be 87' 11 1/4" (90'max) feet. Property is zoned R-1. The maximum permitted height in an R-1 District is 35 feet. Fire Department representative indicated he had no problem with variance. Jim moved to accept the variance and Richard seconded. It passed 5-0.

2-Dr. Tom Welage requested a variance to reduce the rear yard setback at 721 and 731 N. Lincoln Avenue and 333 East First Street from required 30 feet to 28.5 feet in B-2 zoning district adjacent to an R-2 zoning district. Carl Hensley, adjacent property owner, asked if landscaping screen would be on west side only. Glenn Tebbe noted that in approving the rezoning the City Council conditioned the rezone that all R-2 should be buffered by screen. Welage said he would do it on all sides. Chris Stephen explained that all landscaping screen should be 5-6 feet high. Jim moved and David seconded to accept the variance with the conditions noted above. It passed 5-0.

3-REVM Holding LLC requested variance to reduce yard setback requirements for lots 1 & 2 in Seneca Landing subdivision. This is to reduce the South yard setbacks for the two lots from the required 70 feet to 35 feet, to reduce the side yard setbacks for each of the two lots from the required 20 feet to 15 feet. Lot 2 in Seneca Landing subdivision is located in the Northeast quadrant of the intersection of Moscow Road with County Road 150 North (Veteran's Way) and Lot 1 is located immediately to the east of Lot 2. The property is zoned B-3. Jim Long of REVM said future building on lots would require further refinement of needs in order to build. Adjacent property owner Richard Reed is concerned about potential flooding. It was explained that future building will not adversely affect water flow and adjacent property owners will be advised at such time.

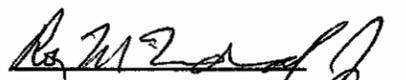
Deborah Reed registered concern about condition of Moscow Road and bridge. She wants to be assured this will be done right.

Boundaries of two of the lots marked B3 were changed and property ceded to the city by the owner to facilitate traffic flow on Veteran's Way along with a lot marked R2 that was shrunk slightly to make lots more marketable. The proposed changes will be subject to the Plan Commission. This was done with the approval of the Commission and REVX. Richard moved to accept the changes and Jim seconded. The variance passed 5-0 with the condition that the plat would be acceptable to the Plan Commission. The uneven zoning classifications should be revisited upon further development of the area.

4-Discussion of requirements of the zoning ordinance relative to non-conforming structures was held. This is not spelled out in ordinance and Ron felt this should be dealt with in the future.

Meeting was adjourned at 8:46 PM.


Secretary


President