

Greensburg Board of Zoning Appeals Meeting

12/20/16 7:00 PM - Called to order by President Roy

The Pledge of Allegiance was recited

Voice Roll taken-members Roy Middendorf, Richard Richardson, David Leas, Steve Ramer and Bruce Bockover all present.

Also present were attorney Chris Tebbe and City Engineer Ron May.

David moved/Richard seconded to approve the 09/20 minutes. It passed 5-0.

1-TMC Indiana2, LLC requested a permanent variance for 1500-1516 North Lincoln Street as allowed by the City of Greensburg Code of Ordinances Section 155.242 (B)(2). Involved is reducing a front yard setback depth on Barachel Lane frontage of the parcel to a depth of 29 which is less than the 60 feet required by Ordinance Section 155.034 (a). Also a temporary variance was requested on the same parcel to permit providing only 31 parking spaces during the construction of the new building and providing only 25 parking spaces during the demolition and repaving of the existing store site, rather than the 70 parking spaces required during the construction of the new store and the 87 parking spaces required during the demolition of the existing building and repaving of the area for additional parking, all as required by Ordinance Section 155.087(B). At the conclusion of construction all required parking spaces will be provided. Ron indicated there is to be one parking space for 150 square feet of building area. CVS Representative Craig Forgey responded to questions:

Bruce-will the existing strip mall remain in operation during construction of the new CVS store-NO.

Roy-will Barachel entrance be open during construction of the new CVS store-NO, but construction traffic will use it.

David-is old building to function during construction-YES including the drive-thru lane one-way.

Richard-will there be sidewalks available during construction-NO Some portions of the sidewalk will be reconstructed to provide accessible ramps. Present businesses in the area would not be in operation and ultimately relocated.

Ultimately there will be roughly 10 feet from curb to sidewalk. All requirements will be met after construction.

Richard moved to approve requests and David seconded. It passed 5-0.

2-Larry/Cindy McCamment requested a permanent variance on a parcel of ground located along the south side of Park Road from approximately 520 feet east of County Road 150 West to approximately 1,300 feet east of County Road 150 West, Greensburg, Indiana, as allowed by the City of Greensburg Code of Ordinances Section 155.242(B)(2). The permanent variance for R-1 involves permitting an accessory building with an area of up to 3,000 square feet for each of the five parcels to be created by the proposed subdivision as required by Ordinance Section 155.016(A)(1) and 155.020(C). According to a letter submitted to the Board from attorneys Rolfes, Garvey, Walker and Robbins, concern was expressed regarding drainage and driveways. Roy pointed out that the concerns expressed in the letter are matters for the Plan Commission in their consideration of the requeste plat approval and that the business before the Board is consideration of allowing the larger accessory buildings. Request was to allow up to 3,000 square foot accessory building.

Roy indicated the City is looking for possibility of higher end houses and lots in the future.

Adjoining property owner Jim Israel has a 36 X 45 building and he feels that is sufficient and 3,000 SF is excessive.

Steve moved to approve the request and Richard seconded. It passed by voice approval.

3-Ron indicated there would be a meeting in January 2017.

Meeting was adjourned by President Roy at 7:28 PM.

*John F. Herman*  
Secretary

*Roy M. Middlebrook Jr*  
President