

Greensburg Board of Zoning Appeals Meeting

08/16/16 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 was attorney Chris Tebbe and City Engineer Ron May.

Steve moved and Bruce seconded to approve 6/21/16 minutes. It passed 5-0.

1-David Bauer requested a permanent variance at 720 East Montgomery Road, Greensburg, Indiana as allowed by the City of Greensburg Code of Ordinances Section 155.242(B)(2). Involved is the addition of 930 square feet to an existing building which has an area of 1,350 square feet resulting in a total area of 2,280 square feet which is in excess of the maximum area of 600 square feet permitted by the City of Greensburg Zoning Ordinance Sections 155.016(A)(1) and 155.020(C).

Owner David Bauer said the original buildings were built in 1950 and 1982 and predated the limit of Ordinance. It is to be used for RV storage. Per Dennis Hagerty of Hagerty Construction addition is to be wired and have a concrete floor. No adjoining property owners were in attendance. David moved to approved and Richard seconded. It was approved 5-0.

2-Carol and Cliff Nobbe requested a permanent variance at 310 & 210 West Fifth Street, Greensburg, Indiana as allowed by the City of Greensburg Code of Ordinances Section 155.242(B)(2). It involves relocating a side lot line through a separate petition for a subdivision, in such a manner that the porch on a primary structure would encroach into the six feet wide side yard required by the City of Greensburg Zoning Ordinance Section 155.020(A). Ron explained this consideration to move the lot line would follow for the Planning Commission to approve a replat. Cliff Nobbe said he thought he was okay, but discovered four months ago that the vacated roadway property transfer had slipped through the cracks.

Adjoining property owner Laura Scudder said she had no objections but said she had a surveyor remeasure her lot and found it was 2 feet off. A second surveyor (Andy Scholle) concurred. Scudder said she build a fence based on the initial measurement and said she didn't want to move the fence or lose 2 feet of her property. The property line Scudder discussed is on the East

336  
side of 210 West Fifth Street and not the one under consideration in this petition.

Richard moved to approve and Bruce seconded. It was defeated 0-5.

3-Honda Manufacturing of Indiana, LLC requested a permanent variance at 2755 North Michigan Avenue, Greensburg, Indiana as allowed by the City of Greensburg Code of Ordinances Section 155.242(B)(2). The permanent variance involves not including perimeter curbing around the entire parking lot expansion as required by the City of Greensburg Zoning Ordinance Section 155.090(A)(1) and (B)(2), not providing 5% of the additional parking area as interior landscaping as required by the City of Greensburg Zoning Ordinance Section 155.090(C)(2), not providing any additional trees as required by the City of Greensburg Zoning Ordinance Section 155.090(C)(1), and to be allowed to construct a pavement section with 1 ½ inches of HMA surface over 4 inches of HMA intermediate over 7 inches of compacted aggregate base rather than 3 inches of asphalt combined with 8 inches of aggregate base and sub grade base as required by the City of Greensburg Zoning Ordinance Section 155.088(E)(3). Ron explained that trees are to be one per ten parking spaces but overall Honda will have a greater average than that. He also explained their spec for pavement of the parking lot is actually more substantial than the requirement in the Ordinance.

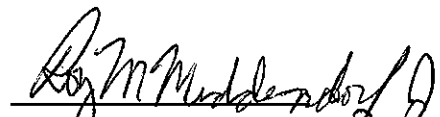
Kevin Conwell of Milestone, as the contractor for the parking lot noted that the parking lot is not visible to any public street and that 287 spaces will be added.

Steve moved to approved and David seconded. It passed 5-0.

4-Ron noted that a September meeting is likely.

Meeting was adjourned by President Roy at 7:38 PM.

  
Secretary

  
President