

BOARD OF ZONING & APPEALS MINUTES
Tuesday, August 9, 2016
7:00 P.M.

A. Andrew Baudendistel's reading of the Voluntary Title VI Public Involvement Survey-
As a recipient of federal funds, and in support of Dearborn County's efforts to ensure nondiscrimination and equal access to all citizens, the County gathers statistical data regarding participants in county activities. Therefore, we have provided a Voluntary Title VI public Involvement Survey at this meeting. You are not required to complete this survey. However, the form is anonymous and will be used solely for the purpose of monitoring our compliance with Title VI and ADA.

B. ROLL CALL-

Members present:

Phil Darling
Russell Beiersdorfer
Rick Pope
Jim Thatcher
Jane Ohlmansiek
Nicole Daily, Zoning Administrator
Andrew Baudendistel, Attorney

C. Action on Minutes-

Mr. Beiersdorfer made a motion to approve the July 12, 2016 minutes. Seconded by Mr. Darling. All in favor. None opposed. Motion carried.

D. Old Business Scheduled to be Re-opened-None

E. Old Business to remain tabled- None

F. New Business-

1. Request: Requesting a Variance for driveway spacing
Applicant/Owner: Daniel Baitz
Site Location: 13885 Independence Lane
Legal: Sec. 14 T6 R3, Parcel #15-09-14-300-022.000-021
Township: Sparta
Zoning: Residential (R) Size: 1.8 Acres

Ms. Daily informed the Board that she received an email from adjoining property owner requesting the case be tabled so that they can attend the meeting. They use the shared driveway and they feel they will be impacted from any decision made by the Board.

Mr. Thatcher made a motion to table this Variance request for reduction in driveway spacing in order for the adjoining property owners who share the driveway with Mr. Baitz to have the opportunity to attend and present their case at the September 13, 2016 meeting. Seconded by Mrs. Ohlmansiek. All in favor. None opposed. Motion carried.

2. Request:	Requesting a Variance driveway spacing
Applicant/Owner:	John E. Steele
Site Location:	North Dearborn Road
Legal:	Sec. 29 T7 R1, Parcel #15-01-29-100-004.000-018
Township:	Logan
Zoning:	Agriculture (A) Size: 49.11 Acres

Ms. Daily presented the staff report. The applicant is requesting the approval of a variance for driveway spacing. The driveway is an existing driveway and was only permitted as a farming access point. At the time of the driveway permit it was noted that the driveway did not meet driveway spacing, but was only permitted as a field access. The applicant is now requesting an address for a barn that was constructed on the property because of deliveries, family members using barn and in case of emergencies. With the increase of traffic the variance is needed to maintain the driveway in the same spot. The required driveway spacing on a collector road with a speed limit of 45 MPH is 230 feet. Therefore, the variance request would be for 197 feet for the western and 75 feet for the eastern closest driveways (the actual spacing would only be 33 feet to the west and 155 feet to the east.)

Mr. Pope asked Ms. Daily if there is 1 variance or 2.

Ms. Daily stated they can have one variance with the motion to have both the eastern and western direction because of the differences in the distances to the nearest driveways.

Mr. Pope asked the applicant's son if he would like to speak on behalf of his father, Mr. John Steele. Mr. Matt Steele stated they will have deliveries to the property and they do hunt on the property on the weekend. They mainly use the property for recreational purposes.

Mrs. Ohlmansiek made a motion grant 197 feet West of the located driveway and 75 feet East of the driveway in order to have an addressed property. The property is located off of North Dearborn Road, Parcel # 15-01-29-100-004.000-018 of Logan Township. The Variance arises from Article 24, Section 2406 (table 24.4). Citing the request meets the criteria of Article 3,

Section 320 within the Dearborn County Zoning Ordinance. Motion was Seconded by Mr. Darling. All in favor. None opposed. Motion carried.

ADMINISTRATIVE:


Ms. Daily stated that there will be a September 13 meeting.

Ms. Daily discussed the Jeff Caudill case. Mr. Caudill will be attending the September 13th meeting for the request for a pond. He had asked Ms. Daily if he would be able to go ahead with the barn permit process while waiting for the September meeting and the Board stated that he will need to deal with the pond issue before any new permits can be issued.

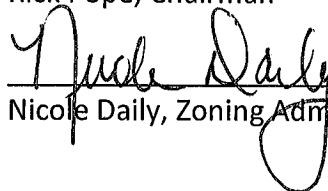
Ms. Daily stated she will be going out to Marvin Hamon's property to see if he has started construction of his barn. He had a deadline of July 31st. She will turn this back over to Mr. Baudendistel if he has not.

Mr. Beiersdorfer made a motion to adjourn. Motion was seconded by Mr. Darling. All in favor. None opposed.

Meeting adjourned at 7:20 p.m.



Rick Pope, Chairman



Nicole Daily, Zoning Administrator

