

WHITELAND BOARD OF ZONING APPEALS
JUNE 4, 2015

BYRON TEMPLE CALLED THE MEETING TO ORDER AT 7:00PM

PLEDGE TO THE FLAG

PRESENT: BYRON TEMPLE, LESLIE BEESON, JUANITA EMERY, STEPHANIE SLONE

OTHERS PRESENT: ALEXANDRA KRUTZ-UTILITY CLERK AND ACTING SECRETARY, NATHAN BILGER-PLANNING AND ZONING DIRECTOR, STEPHEN WATSON-TOWN ATTORNEY

ABSENT: RICHARD HILL

STEPHANIE SLONE WAS INTRODUCED TO THE BOARD OF ZONING APPEALS.

STEPHEN WATSON REVIEWED THE PROCEDURES FOR ELECTION OF OFFICERS.

BYRON TEMPLE MADE THE MOTION TO NOMINATE RICHARD HILL AS CHAIR OF BOARD OF ZONING APPEALS.

LESLIE BEESON SECONDED THE MOTION AND PASSED 4-0.

JUANITA EMERY MADE THE MOTION TO NOMINATE BYRON TEMPLE AS VICE CHAIR OF BOARD OF ZONING APPEALS. LESLIE BEESON SECONDED THE MOTION AND PASSED 4-0.

LESLIE BEESON MADE THE MOTION TO APPROVE THE MINUTES FROM DECEMBER 4, 2014. JUANITA EMERY SECONDED THE MOTION AND PASSED 3-0-1 SLONE ABSTAINED.

NATHAN BILGER UPDATED THE BOARD ON 2014-V-02, WHICH WAS APPROVED WITH CONDITIONS AT THE DECEMBER MEETING. THE EASEMENT HAS NOT YET BEEN RECORDED AS REQUIRED. REMINDER PHONE CALLS AND EMAILS HAVE NOT BEEN RESPONDED TO BY THE RESIDENT. NATHAN PLANS TO PRESS HARDER TO GET IN CONTACT WITH THE RESIDENT. NATHAN AND THE BOARD DISCUSSED THE PROCESS IF THE DEADLINE FOR THE RESIDENT TO COMPLY WITH THE CONDITIONS IS MISSED. IF NECESSARY A SUIT COULD BE FILED FOR INJUNCTION. HE WILL KEEP THE BOARD INFORMED IF ANY ACTIONS WILL BE REQUIRED.

NATHAN THEN REVIEWED THE STAFF REPORT FOR 2015-V-01, A DEVELOPMENT STANDARDS VARIANCE FOR 659 WOODRUFF STREET. THE PROPOSAL WOULD BE TO CONSTRUCT AN ADDITION TO AN EXISTING 1-CAR GARAGE TO CREATE A 2-CAR GARAGE. THE VARIANCE WOULD BE TO PERMIT THE GARAGE UP TO 5' FROM THE EAST SIDE PROPERTY LINE. THE ADDITION WOULD ALSO EXTEND SOUTH 8' AND COMPLIES WITH REAR SETBACK. NATHAN REVIEWED THE STAFF'S PROPOSED FINDINGS OF FACT.

BYRON TEMPLE OPENED THE PUBLIC HEARING.

JAMES ASHER, 659 WOODRUFF STREET, OWNER, SPOKE OF THE EXTENSION OF THE GARAGE TO ALLOW ROOM FOR BOTH HIS TRUCK AND CAR. HE WOULD REUSE AS MUCH OF THE EXISTING STONE FAÇADE AS POSSIBLE ON THE NEW ADDITION.

BYRON TEMPLE CLOSED THE PUBLIC HEARING.

THE BOARD VOTED ON THE FINDINGS OF FACT CRITERIA. BYRON TEMPLE INVITED A MOTION TO APPROVE VARIANCE 2015-V-01 FOR AN ENCROACHMENT INTO THE REQUIRED SETBACK UP TO 5' FROM THE PROPERTY LINE AND TO ADOPT THE STAFF'S SUGGESTED FINDINGS OF FACT. STEPHANIE SLONE SO MOVED. LESLIE BEESON SECONDED THE MOTION AND PASSED 4-0.

THE MEETING ADJOURNED AT 7:55PM.

PASSED BY THE TOWN OF WHITELAND BOARD OF ZONING APPEALS ON THIS _____ DAY OF _____, 2015.

AYE

NAY

RICHARD HILL

RICHARD HILL

BYRON TEMPLE

BYRON TEMPLE

LESLIE BEESON

LESLIE BEESON

JUANITA EMERY

JUANITA EMERY

STEPHANIE SLONE

STEPHANIE SLONE

ATTEST:

MICHELLE R. RICHARDS, IAMC, CMC