

Decatur County Board of Zoning Appeals Minutes
Decatur County Courthouse
150 Courthouse Square
Meeting Room

The regular scheduled meeting of the Decatur County Board of Zoning Appeals was convened at 6:30 p.m. on Wednesday, May 2, 2018, at the Decatur County Courthouse. The meeting was called to order by Paul Stone. There were 3 board members present, Jay Hatton and Roger Krzyzanowski were absent. Also attending the meeting was Melissa Scholl - BZA & APC Attorney, Krista Duvall – Decatur County Area Plan Director and Debbie Martin – Administrative Assistant.

The minutes of the April 4, 2018 regularly scheduled BZA monthly meeting were approved as mailed.

* **BZA Petition 2018-6 – Jeff & Cindy Quicksell** is requesting a “**Conditional Use**” as provided in the Decatur County Zoning Ordinance Section # **935(2)** to continue to sell and repair guns on their property. The property is owned by the petitioner and is located at 13608 S State Road 3, Westport, in **Jackson Township**.

Jeff stated that they started with a taxidermy business and then it evolved into gun sales and the gun sales have taken over. **Paul;** do you have an ATF License? **Jeff;** we have an ATF license, it’s called an FFL Class 1. **Krista;** just to clarify, they are renewing their conditional use. We have had no complaint or issues regarding this business. **Joyce;** I’m familiar with your business and I have never heard any complaints. **Paul;** being that we only have 3 members here, it takes 3 yes votes to pass, you do have the right to wait for a full board. **Jeff;** I see no reason to wait.

Joyce Brindley made a motion to vote on BZA 2018-6; Janey Livingston seconded with all three members present voting yes.

* **BZA Petition 2018-7 – Pat Grote** is requesting a “**Conditional Use**” as provided in the Decatur County Zoning Ordinance Section # **935(2)** to operate a seed business on his property & a “**Variance**” from provisions in the Decatur County Zoning Ordinance Section #**2030 & 2050(2)** to place a sign 12’ instead of the required 30’ from the center of the road. The property is owned by the petitioner and is located at 3250 S CR 220 SW, Greensburg in **Sandcreek Township**.

Melissa stated that the variance request for the sign is not necessary because it is already in compliance with the 30’ from the center of the county road, so we will not need to take a vote. We are only looking at the conditional use.

Pat; the company that I sell seed for is requesting that I put a sign up. I don’t care where it goes as long as it is visible. I would like to put it about right where the arrow shows (referencing the overhead map) and keep in on my property. It will be about 45’ from the center of the road.

Paul; what will the sign consist of? **Pat;** it will be masonry on each end and the sign will fit between those columns. It will have solar lights to light in the evening, it won't be real bright. It will say Channel & PG Ag Solutions. **Melissa;** he still needs to get a permit for the sign and talk about the dimensions. He just doesn't need a variance from the road. **Pat;** the sign is 3' x 8'. That is the physical sign, does not count the columns. **Paul;** so there is a square footage requirement? **Melissa;** I think its 32 square feet and his will be 24 square feet. **Paul;** so basically the construction of the sign still requires a permit, this is just to cover the conditional use portion. I will say again, it will take 3 yes votes to pass, you have the opportunity to wait until we have a full board. **Pat;** just take a vote on it now.

Janey Livingston made a motion to vote on BZA 2018-7; Joyce Brindley seconded with all 3 present voting yes.

Paul; Krista will take care of the permitting in the office.

*** BZA Petition 2018-8 – Nick Schomber** is requesting a “**Variance**” to the required rear setback of 30' to 15' and to the required side setback of 30' to 25' for construction of a detached garage. The property is owned by the petitioner and is located at 5799 E CR 200 S, Greensburg in **Salt Creek Township**.

Nick stated that he wants to build a 3 car detached garage. Said he doesn't need the 25' side setback now, just the rear variance.

Paul; what is the height of the building? **Nick;** it will be a 12' ceiling. I spoke with the surrounding landowners to make sure there would be no issue, if there was I would not do this. **Janey;** is this strictly just garage use? **Nick;** yes. **Joyce;** no business in there? **Nick;** no. **Joyce;** I noticed that you made provision here for runoff, that is good. **Nick;** yes, I met with the farmers last night to make sure everything was still ok. **Paul;** how does this slope Nick from the garage? **Nick;** it is as flat as it can be. **Paul;** where will your gutters outlet? **Nick;** most likely from this side (referencing the overhead map), I think I might hook a couple from the house into it also to try to get rid of some of my ground water.

Paul; I will say once again that this would require 3 yes votes to pass, we do not have a full board so you have the option to table this until there is additional members here, otherwise we can ask for a motion to vote. Nick; vote.

Joyce Brindley made a motion to vote on BZA 2018-8; Janey Livingston seconded with all 3 members present voting yet.

Paul; see Krista in the office for the permit.

With no other business to be brought before the board the meeting was adjourned at 6:45 p.m.

Decatur County Board of Zoning Appeal

Secretary, Joyce Brindley

Decatur County Area Plan Commission

ATTEST:

Paul Stone

Decatur County Board of Zoning Appeals