

**Board of Zoning Appeals Meeting**  
**February 21, 2019 at 6:00 p.m.**  
**Minutes**

The Board of Zoning Appeals held a meeting on February 21, 2019 at 6:00 p.m. in the conference room of the Government Center in Vernon, Indiana.

Those present: Tony Monday, Eli Brown, Brenda Habenicht, Building Inspector Matt Bauguess and Executive Director Marie Shepherd.

The **first item** of business was the Election of Officers for 2019. Brenda Habenicht nominated Robert Burns for president. Eli Brown seconded the nomination. Motion was made to close the nominations by Brenda Habenicht. Eli Brown seconded the motion. Director Shepherd called for the vote. Robert Burns was elected President with 3 members voting in favor.

Brenda Habenicht nominated Tony Monday for vice-president. Eli Brown seconded the nomination. Eli Brown made the motion to close the nomination for vice-president. Brenda Habenicht seconded the motion. Director Shepherd called for the vote; in which, Tony Monday was elected Vice-President by unanimous vote.

The 2019 appointments are:

President	Robert Burns
Vice-President	Tony Monday
Secretary to the BZA	Marie Shepherd, APC Director
Attorney	Brad Kage, Attorney at Law

The **second item** of business was the reading, correction and approval of the minutes from the January 17, 2019 meeting. After review of the minutes, Brenda Habenicht made the motion to approve the minutes as prepared. Eli Brown seconded the motion. This passed unanimously with 3 members voting in favor.

The **third item** of business was the variance request of Jeffrey & Debbie Browning. They would like to place a 60 sq ft sign at 10300 S State Hwy 3, Deputy. According to the Jennings County Unified Zoning Ordinance, a sign can be placed on Agricultural zoned property for every 2,640 ft of frontage. The property has 1,055 ft of road frontage. A variance of 1,585 ft is needed on the frontage. They would like to place the sign 3 ft off the State right-of-way. A variance of 27 ft is needed to meet the 30 ft setback requirement. All other setbacks will be met.

Commonly known as: 10300 S State Hwy 3, Deputy, IN 47230  
Legal Description: PT SW ¼ NWQ 33 5 8 4.2 acres  
Map Number: 40-16-33-200-012.000-009

After discussing the variance request, Brenda Habenicht made the motion to approve the request. Eli Brown seconded the motion. This passed unanimously with 3 members voting in favor.

The **fourth item** of business was the variance request of 623 North State Street, being represented by Dipesh Sitaram. They would like to place a 3rd sign at 623 N State Street, North Vernon. Under the Jennings County Unified Zoning Ordinance, this commercial business is allowed 2 signs. A variance is being requested to allow the 3rd sign.

Commonly known as: 623 N State Street, North Vernon, IN 47265

Legal Description: F & C Pt Lot 19 & Lot 20

Map Number: 40-09-33-140-046.000-004

After a discussion on the request, Eli Brown made the motion to approve the variance. Brenda Habenicht seconded the motion. This passed unanimously with 3 members voting in favor.

The **fifth item** of business was the "Special Use" request of Ronnie D Stidham. He would like to operate an Auto Repair Business at 9355 W Co Rd 750 S, Paris Crossing IN. "Special Use" is being requested to allow outside storage of vehicles if needed. To operate an Auto Repair Business out of his home. He would also like to place a 5' x 3' sign on the front of the building. Mr. Stidham will not have any employees. Property is zoned Agricultural.

Commonly known as: 9355 W CO RD 750 S, PARIS CROSSING IN 47270

Legal Description: PT NW ¼ SEQ 18-5-7 1

Map Number: 40-17-18-400-025.001-008

After discussing the "Special Use" request, Brenda Habenicht made the motion to approve the request with the provision that no more than 3 cars are outside and they must be licensed. Eli Brown seconded the motion. This passed unanimously with 3 members voting in favor.

The **sixth item** of business was the variance request of Perry and Julia Sizemore, being represented by Derek McGrew. They would like to build a new communication tower at 3890 W County Rd 250 N, North Vernon. They would like the tower to be 342 ft in height. The maximum height for a tower under Table 9-1 Institutional Lot Layouts in the Jennings County Unified Zoning Ordinance is 150 ft. A variance is requested to allow the 342 ft tower. The proposed site will have three 20 ft wide guy easements and one 20 ft wide access easement. Under Chapter II. Administration, Enforcement & General Requirements Section G of the Jennings County Unified Zoning Ordinance, an easement must be a minimum of 50 ft in width. A variance of 30 ft is requested on all four proposed easements. All other requirements will be met.

Commonly known as: 3890 W County Rd 250 N, North Vernon, IN 47265

Legal Description: SW ¼ NWQ 30 7 8 25.5 ac

Map Number: 40-09-30-200-011.000-011

Upon review of the request, Eli Brown made the motion to approve the variance request. Brenda Habenicht seconded the motion. This passed unanimously with 3 members voting in favor.

**Old Business:**

None

**New Business:**

None

**Adjournment:**

With no further business to discuss, Brenda Habenicht made the motion to adjourn. Eli Brown seconded the motion. This passed unanimously with 3 members voting in favor.

Respectfully submitted,



Marie Shepherd, Executive Director

Jennings County Area Plan Commission