

Board of Zoning Appeals Meeting
July 18, 2019 at 6:00 p.m.
Minutes

The Board of Zoning Appeals held a meeting on July 18, 2019 at 6:00 p.m. in the conference room of the Government Center in Vernon, Indiana.

Present: President Bobby Burns, Megan Gruden, Eli Brown, Inspector Matt Bauguess and Director Marie Shepherd.

The **first item** of business was the reading, correction and approval of the minutes from the June 25, 2019 meeting. This item was tabled due to lack of a quorum.

The **second item** of business was the "Special Use" request of Scott and Daniel Helms, being represented by Emilie Redelman. Ms. Redelman would like to operate an auto dealership at 2190 N State Hwy 7, North Vernon. The "Special Use" is to allow the outside storage of the automobiles.

Commonly known as: 2190 N State Hwy 7, North Vernon, IN 47265

Legal Description: PT SE ¼ SWQ 28 7 8 .476 acres

Map Number: 40-09-28-300-067.001-004

After discussing the request with Emilie Redelman, Eli Brown made the motion to approve the variance with the following conditions: There will be 12-15 vehicles on the lot for sale, parking for 1 employee, Hours of Operation will be from 10:00 a.m. to 6:00 p.m. Monday – Saturday, 1-3 cars parked in the back that were traded in and to be picked up in 2-3 days. Megan Gruden seconded the motion. This passed unanimously with 3 members voting in favor.

The **third item** of business was the variance request of Brenda Clough, being represented by Gary Clough. They would like to place a portable building at 7495 N Co Rd 225 W, North Vernon. The portable building will be 12' off the South side property line. A variance of 13' is needed to meet the 25' side setback requirement. The portable building will be 30' from the center of County Road 225 W. A variance of 45' is needed to meet the 75' front setback requirement, as per Table 6-1 Residential Lot Layouts in the Jennings County Unified Zoning Ordinance. All other setbacks will be met.

Commonly known as: 7495 N Co Rd 225 W, North Vernon IN 47265

Legal Description: PT SWQ NEQ 32-8-8 1.598 AC

Map Number: 40-04-32-100-010.003-006

After discussing the request, Megan Gruden made the motion to approve 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 Melinda Gabbard. She would like to remodel the existing home at 536 S Elm Street, North Vernon into a duplex. The existing structure has 1,334 sq. ft of living space. A variance of 366 sq. ft is needed to meet the 1,700 sq. ft requirement for a duplex. The lot contains 5,680 sq. ft in size. A variance of 9,320 sq. ft is needed to meet the 15,000 sq. ft lot size requirement. The lot is 40 ft wide. A variance of 60 ft is needed to meet the 100 ft lot width requirement. The home is 39 ft from the center of Elm Street. A variance of 11 ft is needed to meet the 50 ft front setback requirement. The home is 5 ft off both side property lines. A variance of 10 ft is needed to meet the 15 ft side setback requirement. The existing garage is 13 ft off the alley. A variance of 12 ft is needed to meet the 25 ft rear setback requirement. The requirements can be found under Table 6-1: Residential Lot Layouts in the Jennings County Unified Zoning Ordinance.

Commonly known as: 536 S Elm Street, North Vernon, IN 47265

Legal Description: F & C #1 21 F & C #1 Pt 9ft 3 in 22

Map Number: 40-12-03-210-019.000-004

After discussing the request with Melinda Gabbard, Eli Brown made the motion to approve the variance. Megan Gruden seconded the motion. This passed unanimously with 3 members voting in favor.

The **fifth item** of business was the variance request of Jonas W & Susan K Hershberger. They would like to build an agricultural pole building at 7405 N County Rd 600 E, North Vernon. The pole building will be 50' from the center of County Road 600 East. A variance of 25' is needed to meet the 75' front setback requirement, as per Table 6-1 Residential Lot Layouts in the Jennings County Unified Zoning Ordinance. All other setbacks will be met.

Commonly known as: 7405 N County Rd 600 E, North Vernon IN 47265

Legal Description: PT SEQ 34-8-9 40.00 AC TRACT B

Map Number: 40-05-34-400-006.000-005

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

The **sixth item** of business was the "Special Use" request of Michael Montgomery, being represented by Theresa Surratt. The request is to operate a business at 1400 Buckeye Street, North Vernon on Heavy Industrial zoned property. The business includes: auto/motorcycle/atv/kart repair, fabrication, vehicle restoration, tire store, monster truck driving school, hydro dipping, parting out vehicles for parts, working on wrecked/salvaged vehicles, woodworking shop, martial arts studio, and a show room for the speed shop. The "Special Use" request is to allow the outside storage/parking of vehicles, the outside storage of skids and old tires, testing the karts in the parking lot and holding car shows in the parking lot. The request is also being made to allow banners and flags at the site; as well as, the outside display of products. There is also an organization that gives out clothing to those in need that is using a small area in the front of the building. (This item was tabled at the June 25, 2019 meeting.)

Commonly known as: 1400 Buckeye Street, North Vernon, IN 47265

Legal Description: PT SEQ 34 7 8 4.616 acres

Map Number: 40-09-34-410-001.000-004

Eli Brown made the motion to table the special use. Megan Gruden seconded the motion. This passed unanimously with 3 members voting in favor.

The **seventh item** of business was the request of Bobby and Dusti Wood. They are purchasing the property on contract from Carlos and Donna Meadows. Mr. and Mrs. Wood would like to place a 1994 Lacasa mobile home at 3570 N County Rd 600 W, North Vernon. Since the mobile home is older than 15 years old, they are seeking approval from the Board of Zoning Appeals to place the home. (This item was tabled at the June 25, 2019 meeting.)
Tabled

Old Business: None

New Business: None

Adjournment:

With no further business to discuss, Megan Gruden 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