

Board of Zoning Appeals Meeting
November 19, 2019 at 6:00 p.m.
Minutes

The Board of Zoning Appeals held a meeting on November 19, 2019 at 6:00 p.m. in Meeting Room 101 on the first floor of the Government Center in Vernon, Indiana.

Those present: President Robert Burns, Megan Grunden, Tony Monday and Executive Director Marie Shepherd.

The **first item** of business was the reading, correction and approval of the minutes from the October 22, 2019 meeting. After review of the minutes, Megan Grunden made the motion to approve the minutes as prepared. Tony Monday seconded the motion. This passed with 3 members voting in favor.

The **second item** of business was the variance request of Alan & Esther Yoder. They would like to build a 51' x 72' pole building at 6520 E Co Rd 920 N, Butlerville IN 47223. The pole building will be 65' from the center of County Road 920 North. A variance of 10' 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: 6520 E CO RD 920 N, BUTLERVILLE IN 47223
Legal Description: ALAN & ESTHER YODER MINOR SUBD. LOT 1A (46.05AC)
Map Number: 40-05-23-800-004.000-005

After discussing the variance request, Megan Grunden made the motion to approve the request. Tony Monday seconded the motion. This passed unanimously with 3 members voting in favor.

The **third item** of business was the variance request of St. Vincent Jennings Hospital, being represented by Lisa Rains of Sign Solutions. They would like to place a new sign at 301 Henry Street, North Vernon. There are currently 19 signs (including directional signs) on the property. The maximum number of signs allowed at the site is 3. A variance is being requested to allow the additional sign be placed. The maximum size sign allowed is 12 square feet. The new sign will be 36 sq. ft. A variance is requested to allow the larger sign. The sign regulations may be found in the Jennings County Unified Zoning Ordinance XIV. Signs.

Commonly known as: 301 Henry Street, North Vernon, IN 47265
Legal Description: PT NWQ 33 7 8 23.94 acres
Map Number: 40-09-33-200-033.000-004

After discussing the variance request, Megan Grunden made the motion to approve the request. Tony Monday seconded the motion. This passed unanimously with 3 members voting in favor.

The **fourth item** of business was the variance request of Eric and Tereasa Waggoner. They would like to operate a welding shop out of their pole building at 9725 N State Hwy 7, Elizabethtown. The pole barn is 129 ft from their home. Under the 2008 Amendments to the Jennings County Unified Zoning Ordinance, a home-based business must be within 100 ft of the home. A variance is requested to allow the business 129 ft from the home.

Commonly known as: 9725 N State Hwy 7, Elizabethtown, IN 47232

Legal Description: PT NEQ 20 8 7 4.975 acres

Map Number: 40-03-20-100-005.004-006

After discussing the variance request, Tony Monday made the motion to approve the request. Megan Grunden seconded the motion. This passed unanimously with 3 members voting in favor.

The **fifth item** of business was the variance request of Mary Eileen Leahigh, being represented by Warren Lucas. He would like to build a 40' x 40' pole building at 8765 E County Rd 575 N, Butlerville. They would like to build the structure 50 ft from the center of County Rd 575 North. A variance of 25 ft is needed to meet the 75 ft front setback requirement. The setback requirements are found under Table 6-1: Residential Lot Layouts in the Jennings County Unified Zoning Ordinance.

Commonly known as: 8765 E County Rd 575 N, Butlerville, IN 47223

Legal Description: PT W ½ NEQ 7 7 10 26.76 acres

Map Number: 40-07-07-100-004.000-002

After discussing the variance request, Tony Monday made the motion to approve the request. Megan Grunden 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, Tony Monday made the motion to adjourn. Megan Grunden seconded the motion. This passed unanimously with 3 members voting in favor.

Respectfully submitted,



Marie Shepherd, Executive Director
Jennings County Area Plan Commission