

BZA MINUTES

DECEMBER 15, 2014 (SPECIAL SESSION)

A special session meeting was scheduled for Monday, December 15, 2014, when not enough members were present at the November 17th BZA meeting to take action on the submitted request. The meeting was called to order at 7 p.m. by Board of Zoning Appeals President Lee Deguise.

The board approved the minutes of its prior regular session meeting, held Sept. 5, 2014.

The meeting agenda included one item, the consideration of a petition for conditional use permit for Daystar Grace Brethren Church, 10031 Hillgrove-Ft. Recovery Rd. (previously Turpen Lodge 401).

Speaking in favor of granting the permit were Daystar Grace Pastor Mick Philiposian and Dustin Leis of Leis Realty, Greenville, Ohio, representing the church.

Leis said converting the old Masonic Lodge social hall into a church makes very good sense and is an appropriate use of the building that keeps it from falling into disuse and disrepair. The property where the building is located is zoned R-1 (single family residential) and the prior use as a Masonic Lodge was a non-conforming (grandfathered) usage. Using the property as a church first requires the granting of a conditional use permit.

“This new use of the property will not have a detrimental effect on the neighborhood,” Leis said. “The traffic impact will be minimal. It will be a good usage for that building which does not have a lot of other potential uses.”

Philiposian said he hopes to begin operating the church as soon as possible, likely starting two weeks into the upcoming new year.

No one was present to speak against the requested permit. All adjoining landowners to the property were notified of Monday’s hearing and welcomed to attend. Also, notices were published in the local newspaper to inform the public about the intention of Monday’s hearing.

While two other supporters of the church were present at the meeting, no one else spoke on the record in favor of the requested conditional use permit.

In a roll call vote, all BZA members present for Monday’s meeting voted unanimously in favor of the conditional use permit, allowing the creation of Daystar Grace Brethren Church, Union City, Ind. Voting in favor of the petition were: Lee Deguise, Bill Davis, Myron Cougill, Phil DeHaven and Jim Hufford.

The board decision rules that the use of the real estate adheres to the general character of and will not be substantially detrimental to the use and development of the property in the vicinity of the church.

A motion to adjourn was made by Hufford and seconded by DeHaven. The meeting adjourned at 7:17 p.m.

Signed

Date