

**BZA MINUTES**

**AUGUST 18, 2008**

Members present: Charles Addington, Dale Clevenger, Bill Davis, James Trautman, Christy Starbuck.

Members absent: Roger Hoover.

Staff present: Cathy Flatter, Executive Director, Jamie Stump, Recording Secretary.

Legal representation: Robert C. Oliver.

Others present: Ed Razskowski, Bud Bell, Tyler & Diane Lanter.

The meeting was called to order by Chairman James Trautman at 7:00 PM.

Chr. Trautman: First thing on the agenda is the minutes from the July 21<sup>st</sup> meeting. I will entertain a motion to accept the minutes as written without reading.

D. Clevenger: So moved.

C. Starbuck: Second.

Chr. Trautman: I have a motion and a second. All those in favor signify by saying aye. "Ayes". Opposed (none). We have three variances. The meeting is a recorded meeting so when we call your petition you come to the desk and give us your name and address and then tell us what you want to do.

BZA 2008-23-V (Pleasant Hill Church)

E. Razskowski: My name is Ed Razskowski. I am from Union City, 1622 Sunset Avenue and I am the trustee for Pleasant Hill Church and we are building a new sanctuary. Our old one is too small and we are wanting to expand.

Chr. Trautman: Did you receive an Article V, Conduct of Hearing when you applied for this?

E. Razskowski: Yes.

Chr. Trautman: Was everything published in a timely manner?

J. Stump: Yes.

Chr. Trautman: Sir continue and tell us what you want.

E. Razskowski: We got an architect to draw up the plans and we found out we are 4 feet too close, we need to be 50 feet and we are 46 feet from the right-of-way of the road. We need a 4 foot variance.

C. Flatter: And the reason is you have outgrown the current sanctuary.

E. Razskowski: Yes we have and the building is old and it needs a lot of repair.

C. Addington: When was that built Ed?

E. Razskowski: 18 something.

C. Addington: If this is approved when are you wanting to start?

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E. Razskowski: As soon as we get our permit from the State. It is with the State right now. We sent it in and we've already started having services in the gymnasium and we are getting ready to tear it down.

Chr. Trautman: You are going to be tearing down the old building?

E. Razskowski: Yes, there are class rooms on back just the old sanctuary. We are hoping....

C. Flatter: The part of the facility that is staying was built how many years ago?

E. Razskowski: We've built 3 times and it is about 20 years old, something like that.

C. Flatter: I remember issuing the permit for the part that is furthest to east.

E. Razskowski: Actually it will sit where the other one is only it will be a little bit closer to the road.

Chr. Trautman: Are there any questions from the board? Is there anyone here in opposition to the petition? I will entertain a motion to take action now.

B. Davis: So moved.

C. Addington: Second.

Chr. Trautman: I have a motion and a second to take action. All those in favor say aye. "Ayes". Opposed (none). I need a motion for a roll call vote.

D. Clevenger: So moved.

C. Addington: Second.

Chr. Trautman: All in favor signify by saying aye. "Ayes". Opposed (none). Jamie we are ready for a roll call vote.

A roll call vote was taken: Charles Addington, yes; Roger Hoover, absent; Dale Clevenger, yes; Bill Davis, yes; Christy Starbuck, yes; James Trautman, yes.

C. Flatter: Ed you know the procedure. Once you get your State Permit come in and see us.

E. Razskowski: Okay. That is all there is to it huh?

Chr. Trautman: Yes we try to be painless. Sometimes we aren't.

C. Flatter: Read the paper tomorrow.

BZA 2008-24-V (Doug Lanter, White River)

Chr. Trautman: Doug Lanter. Did you receive an Article V, Conduct of Hearing?

T. Lanter: Yes.

Chr. Trautman: Was everything published in a timely manner?

J. Stump: Yes.

Chr. Trautman: State your name and address and what you want sir.

T. Lanter: My name is Tyler Lanter. I am here for my dad. Address is 981 E. Base Road, Winchester. We are wanting to build a garage and I think we, I don't know the exact measurements, but we are too close by about 6 feet, I believe.

C. Flatter: The garage, eventually he is wanting to attach it to his house. Is that right Tyler?

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T. Lanter: Plans might have changed. Maybe, eventually, but not as soon as we had thought.

C. Flatter: That is the reason for the variance because if they would leave it detached from the house it only has to be 15 feet from the property line and I think Doug's eventual plan is to attach it to the house and put a second story addition onto the house and so it would be a 35 foot setback requirement then and that is why he is requesting the variance tonight.

Chr. Trautman: Any questions from the board? Anyone here in opposition? I would entertain a motion then to take action.

B. Davis: So moved.

C. Addington: Second.

Chr. Trautman: I have a motion and a second to take action. All in favor say aye. "Ayes". Opposed (none). I will entertain a motion for a roll call vote.

C. Starbuck: So moved.

B. Davis: I have a motion and a second for a roll call vote. All those in favor of the motion signify by saying aye. "Ayes". Opposed (none). Jamie we are ready for a roll call vote.

A roll call vote was taken: Dale Clevenger, yes; Roger Hoover, absent; Charles Addington, yes; James Trautman, yes; Bill Davis, yes; Christy Starbuck, yes.

C. Flatter: The variance has been approved so whenever he is ready to attach the structure that he started with the house he knows what he needs to do. Come in and change the permit.

T. Lanter: Okay. Thank you.

BZA 2008-26-V (Bud Bell, Winchester)

Chr. Trautman: Bud Bell.

B. Bell: My name is Bud Bell, 526 Maple Street, Winchester, Indiana.

Chr. Trautman: Did you receive an Article V, Conduct of Hearing?

B. Bell: I don't know what that is.

C. Flatter: I know you did.

B. Bell: Okay.

Chr. Trautman: Did we receive everything back in a timely manner and published in a timely manner?

J. Stump: Yes.

Chr. Trautman: Go ahead sir.

B. Bell: I want to build a garage on a property I just bought. 24' x 40' and I don't think I'm too close anyway.

C. Flatter: No you are not too close. The reason you have to file for the variance tonight is because it is a vacant residential lot.

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C. Flatter: Which it is a buildable residential lot and without there being a principle building on that lot and you are wanting to put the accessory building on because your house is directly adjacent you have to file for a variance.

B. Bell: That is what I want to do then.

Chr. Trautman: Any questions from the board?

C. Addington: You going to do it right away?

B. Bell: As soon as I can. It will probably be middle of next month before I get started on it. Before winter.

C. Flatter: Was there a house on there at one point?

B. Bell: Yes.

C. Flatter: Was the house on it when you bought it?

B. Bell: No the house has been off of it for about ten years probably.

Chr. Trautman: Any other questions from the board? I would entertain a motion to take action.

C. Addington: So moved.

C. Starbuck: Second.

Chr. Trautman: All those in favor of the motion signify by saying aye. "Ayes". Opposed (none). I would entertain a motion for a roll call vote.

D. Clevenger: So moved.

B. Davis: Second.

Chr. Trautman: All those in favor of the motion for a roll call vote signify by saying aye. "Ayes". Opposed (none). Jamie we are ready for a roll call vote.

A roll call vote was taken: Bill Davis, yes; Christy Starbuck, yes; James Trautman, yes; Roger Hoover, absent; Charles Addington, yes; Dale Clevenger, yes.

Chr. Trautman: Short and sweet.

B. Bell: Thank you very much.

C. Flatter: You can come in and file for your permits.

B. Bell: I come to see you for that don't I?

C. Flatter: Yes.

C. Flatter: I haven't gotten official notification from the Mayors Office but I did run into Gary Moore several weeks ago and he told me he has resigned from the board. He was heading into the Mayors Office that day to let him know but I haven't gotten anything in writing from the Mayor yet so he is no longer a BZA member, based on his change and his work schedule and he is an EMT in Union City and also is going to be a part time EMT in the emergency room out here at the hospital.

The meeting adjourned at 7:15 PM.

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THE NEXT REGULARLY SCHEDULED MEETING IS SEPTEMBER 15, 2008 AT 7:00 PM IN THE COMMISSIONERS CONFERENCE ROOM OF THE RANDOLPH CENTER FOR FAMILY OPPORTUNITY, WINCHESTER, INDIANA.

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James Trautman, Chairman

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Dale Clevenger, Vice Chairman

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Jamie Stump, Recording Secretary