

BZA MINUTES

JULY 16, 2007

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

Members absent: Gary Moore.

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

Legal representation: Robert C. Oliver.

Others present: Bob Wisner, Jr. Popplewell.

The meeting was called to order by Chairman Mike Blankley at 7:00 PM.

Chr. Blankley: First item on the agenda is to approve the minutes of the June 16th meeting. I entertain a motion to approve them without reading.

D. Clevenger: So moved.

B. Davis: Second.

Chr. Blankley: It has been moved and seconded. All in favor of the motion signify by saying aye. "Ayes". Opposed (none). We have two items on the agenda tonight and before we get started, there are only 2 of you here so must be both of you. I hope each one of you received the Article V when you applied for your petition and that is an outline of how we conduct the meetings. What I will say is you will come forward, sit at the table and tell us who you are and what you want to do. Then after that the committee members can ask you questions and you respond if you want and then since there is nobody else in the audience but if anybody is out there they can ask questions to and then you will respond to them. Since nobody is out there it doesn't look like you will have many questions.

BZA 2007-24-V (Junior Popplewell, Winchester)

Chr. Blankley: The first item on the agenda is BZA 2007-24-V. Junior Popplewell.

J. Popplewell: That is me. My full legal name is Hewey Popplewell, Jr. But everyone calls me Jr. Popplewell. I own the residence at 628 N. West Street and there is also a property on the same lot 628 1/2 N. West and I would like to build a two car garage in the back and I am asking for a variance so that I can get closer to the south property line then 5 feet. I would like to be about a foot and a half from it. I want to put a two car garage in there. In the future I would like to build a wall down the center of it and maybe each section of the garage would go towards each house. If we move we can rent out the house we live in up front. So the garage would be 24' wide and it would be a foot and a half from the south property line and that would leave about 4 feet between it and the rear house, 628 1/2 N. West St.

BZA Minutes 7/16/07

J. Popplewell: You probably already have my drawings and stuff. I also took a couple pictures of the lot that you can look at if you want to, to kind of see where it would be.

Chr. Blankley: Do you live on the property yourself too?

J. Popplewell: Yes. I live at 628. Would you like to see these photos?
B. Oliver: Jr. we keep them if you show them to us, for the record.
Chr. Blankley: If you turn them over they are ours.
J. Popplewell: You can have them. Each three are different. I have drawn on there where the proposed garage or building will be to give you an idea of what it would look like.
C. Addington: I saw you had a string?
J. Popplewell: Yeah.
C. Addington: Oh is that where you are going to, that would be the south line?
J. Popplewell: Yes.
C. Addington: You have the little house rented you say?
J. Popplewell: Yes.
C. Addington: Who lives south of the line?
J. Popplewell: I can't remember their names.
B. Oliver: Arnett isn't it?
J. Popplewell: Yes, Arnett's.
C. Addington: Okay, thank you.
J. Popplewell: Peggy owns the house and her relatives live there. I have talked to all of them about what I am doing and they are okay with it.
Chr. Blankley: Jones will be the house closest to it?
J. Popplewell: Arnett would be the closest one. Jones is across the back alley like to the east from my property. Jones has two lots back there directly behind me and also behind Arnetts.
Chr. Blankley: Any of the board members have any questions?
D. Clevenger: Where will the water come from this building?
J. Popplewell: Pardon me.
D. Clevenger: Are you going to put eaves troughs on the building and pitch it?
J. Popplewell: I will put eaves on it.
C. Addington: If this is approved Mr. Popplewell when will you start?
J. Popplewell: Pretty quick if I can get a contractor to do it. Everybody seems to be pretty busy. Hopefully here in the next few weeks. I would like to have it up before winter.
Chr. Blankley: Any other questions from the board members? I would entertain a motion to take action on BZA 2007-24-V.
C. Starbuck: So moved.
B. Davis: Second.
Chr. Blankley: It has been moved and seconded that we take action. All in favor say aye. "Ayes". Opposed (none). Now I'd entertain a motion for a roll call vote.
J. Trautman: So moved.
C. Addington: Second.

BZA Minutes 7/16/07

Chr. Blankley: It has been moved and second that we have a roll call vote. All in favor of the motion signify by saying aye. "Ayes". Opposed (none). Jamie.

A roll call vote was taken: Charles Addington, yes; Mike Blankley, yes; Dale Clevenger, yes; Bill Davis, yes; Gary Moore; absent; Christy Starbuck, yes; James Trautman, yes.

Chr. Blankley: You are approved.
C. Flatter: Jr. all you have to do now is get the permits before you get started.
J. Popplewell: Okay. Thank you.

BZA 2007-25-CU (Paulding Towers LLC, Union City)

Chr. Blankley: Next on the agenda is Paulding Towers LLC.

B. Wisner: That is me.

Chr. Blankley: That is you Bob.

B. Wisner: Bob Wisner. I represent Jim Phillips. I was here a couple months ago and got this variance for two other sites and once we got it they changed their minds and wanted another one in the Industrial Park on the old Body Company ground so that is what we are in here for tonight, to get that.

Chr. Blankley: They wanted to erect a 300 foot tower.

B. Wisner: Yes.

C. Flatter: Bob do you know on the property where yet?

B. Wisner: Yes we have a survey. We have a legal.....

C. Flatter: Oh where the "X" is?

B. Wisner: Yes.

C. Flatter: Okay I just noticed that.

C. Addington: How will the access, do you have to build an access or just use the one that the

B. Wisner: We'll use an access road that is there.

C. Addington: Is there another one besides the.....

B. Wisner: Yes when you go down to the old office complex there is a road that goes straight back right there.

C. Addington: I tried to get down there and couldn't find any way to do it except through the Body Company....

B. Wisner: We will cut that chain and put our lock in that gate.

C. Addington: Yes I did see a chain there.

B. Wisner: That is what I believe they want to do.

C. Addington: There is already a road there then.

Chr. Blankley: Now are they going to put a building up or something there besides the tower?

B. Wisner: It is going to be something maybe the size of this little booth.

Chr. Blankley: A 10' x 10' usually I think. Something like that.

B. Wisner: Yes.

C. Flatter: The same size that they use for the cell towers.

BZA Minutes 7/16/07

B. Wisner: Right.

C. Flatter: Probably.

B. Wisner: Now we are going to put chain link fence 100' x 100'. That is what the deed will stipulate and then we will have easements for the piers, for the cables and an easement for the access, is how we intend to handle this.

C. Addington: How far from the railroad is it going to sit do you know?

B. Wisner: Three hundred and twenty-five feet I would say. Approximate. At the last meeting we had Jay Harris here to speak on our behalf. This is for the fire and rescue and police frequencies.....

C. Addington: They said something about maybe cell phones also?

B. Wisner: Possibly, yes cell phones, internet and anything they would have room for after they have their primary goals met.

C. Flatter: Was there any reasoning behind why the other sites didn't pan out? Or could they just not come up with agreements with property owners? Or the locations weren't right?

B. Wisner: We had agreements with all the property owners and....

C. Flatter: Well I knew we had letters in the file but I thought maybe something had fallen through afterwards.

B. Wisner: No nothing like that at all. We liked this location better is all.

Chr. Blankley: Any other questions from the board members? Well we don't have to worry about the audience so I would entertain a motion that we take action.

D. Clevenger: So moved.

C. Starbuck: Second.

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

B. Davis: So moved.

C. Addington: Second.

Chr. Blankley: It has been moved and second that we have a roll call vote. All in favor say aye. "Ayes". Opposed (none). Jamie we are ready for a roll call vote.

A roll call vote was taken: Gary Moore, absent; Christy Starbuck, yes; Bill Davis, yes; Dale Clevenger, yes; Charles Addington, yes; Mike Blankley, yes; James Trautman, yes.

C. Flatter: Good to go again.

B. Wisner: Okay now what do I do?

C. Flatter: Paulding will need to come in and get permits for the tower.

B. Wisner: Okay. I can do that I assume?

C. Flatter: Sure.

B. Wisner: I can take care of all of that. I do that in your office?

C. Flatter: Yes.

B. Wisner: Okay. Thanks folks.

Chr. Blankley: Anything else to come before the board?

The meeting adjourned at 7:15 PM.

BZA Minutes 7/16/07

THE NEXT REGULARLY SCHEDULED MEETING IS AUGUST 20, 2007 AT 7:00 PM IN THE COMMISSIONERS CONFERENCE ROOM OF THE RANDOLPH CENTER FOR FAMILY OPPORTUNITY, WINCHESTER, INDIANA.

Mike Blankley, Chairman

Dale Clevenger, Vice Chairman

Jamie Stump, Recording Secretary