

BZA MINUTES

FEBRUARY 27, 2006

Members present: James Trautman, Gary Moore, Bill Davis, Mike Blankley, Dale Clevenger, Christy Starbuck.

Members absent: Charles Addington.

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

Legal representation: Robert C. Oliver.

Others present: Daniel Edwards, James Clevenger & Wayne Covert.

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

V. Chr. Blankley: I understand Charles isn't going to be here. First item on the agenda tonight is to approve the minutes of the November 21st meeting. I would entertain a motion to approve those.

D. Clevenger: So moved.

B. Davis: Second.

V. Chr. Blankley: It has been moved and seconded that we approve the minutes of the November 21st meeting without reading. All in favor of the motion signify by saying aye. "Ayes". Opposed (none). Next order on the agenda is the election of the officers for the commission for this year. It is open for nominations.

D. Clevenger: I would like to nominate Bill Davis for Chairman.

V. Chr. Blankley: I have a motion on the floor for Bill Davis.

B. Davis: I decline.

V. Chr. Blankley: He doesn't want it.

G. Moore: I nominate Mike Blankley for Chairman.

B. Davis: My schedule just, I don't think would allow me to be in that position.

V. Chr. Blankley: Is there any other motions on the floor?

D. Clevenger: I will make the motion that the nomination be closed.

G. Moore: Second.

V. Chr. Blankley: Okay.....

C. Flatter: Did you say, "All in favor?"

V. Chr. Blankley: No. All in favor of the motion signify by saying aye. "Ayes".
Opposed (none). Okay, we need a Vice Chairman folks.

G. Moore: I make the motion that Dale Clevenger be Vice Chairman.

J. Trautman: Second.

Chr. Blankley: It has been moved and seconded that we have a Vice Chairman, Mr. Clevenger. Is there anybody else that wants to make a nomination.

G. Moore: I make a motion that we close the nominations.

J. Trautman: Second.

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Chr. Blankley: It has been moved and seconded that we close the nominations for Vice Chairman and Mr. Clevenger is the only nomination we had so it looks like Mr. Clevenger has it. We need an attorney for the commission. Mr. Oliver I will nominate you.

J. Trautman: I'll second that. I make a motion that we end the nomination for attorney.

Chr. Blankley: Mr. Oliver will you accept it for another year?

B. Oliver: You are the Chairman right?

Chr. Blankley: I guess.

B. Oliver: Can I tell you after the meeting?

Chr. Blankley: Why don't you say no?

B. Oliver: Yes I would. Thank you.

Chr. Blankley: Okay that order of business is all taken care of.

BZA 2006-5-V (Dunkirk Friends Church, Winchester, IN)

Chr. Blankley: The next item on the agenda is BZA 2006-5-V. That is for the Dunkirk Friends Church of 4030 W. 50 South, Winchester, Indiana. They are requesting a size requirement for a mobile on a setback. So will the persons, thank you. I was going to ask you to come forward. What we will do, I am just going to go from memory, you will present what you want to do then any questions from the board they will ask you and if there is anybody in opposition or anything from the audience, everyone will get a turn to speak. This is a recorded meeting so I need you to state your name and then tell us what you want to do.

D. Edwards: My name is Daniel Edwards and I serve as a trustee of the Dunkirk Friends Church as well as their Pastor.

Chr. Blankley: Excuse me before you get started, did you send out all your notices and publications for the hearing? All received back in a timely manner?

J. Stump: Yes.

Chr. Blankley: Okay. Go ahead.

D. Edwards: We originally had two dilemmas, but it has actually been narrowed down to one. When we began first the process, we had a property line variance that we needed. When we got to doing our checking we found out that back in 1912 when they measured out the property lines, they, for whatever reason, the property line went through the middle of the church and we were sitting 18 feet over the property line but due to the benevolence of our neighbor Clarence Kritsch, they are working with us currently to expand our acreage there where we won't need a variance, per say, for our boundary lines. But we still do need a variance for the size of the mobile home. This is a mobile home that has been converted into class rooms. Our church is to a maxed out point with our Sunday School rooms and this trailer was used in Portland in the country just northeast of Portland as Sunday School rooms and they donated it to us but it is only a 14' x 56', which is about 784 square feet and does not meet the requirements for the square footage.

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D. Edwards: I did read through your articles and I found in Article VIII, 7(h), that you would be allowed, "to permit such a variance, not heretofore provided for, required to expand, alter or renovate institutions of public service, religious, philanthropic or eleemosynary use existing on the date of this amendment". So our request is simply that we might be permitted to use this mobile home trailer for Sunday School use. It will not be connected to the church at this point, at least that is not our immediate intentions but to have it sitting next to the church and use it for the Sunday School rooms then.

D. Clevenger: Will it be set on a foundation?

D. Edwards: I believe it is not required for it to be.

C. Flatter: No.

D. Edwards: It would be set on some type of pillars and tied down. We will do our best to follow whatever the codes would call for on that.

C. Flatter: As long as it is tied down and has the skirting around it. That is all that is required.

D. Edwards: Okay.

Chr. Blankley: Are there any other questions from the board members? Anyone is opposition here?

D. Edwards: They are from the church. They are on my side.

C. Starbuck: They are in trouble if they speak out.

Chr. Blankley: If there are no more questions from the board members, I would entertain a motion that we take action.

D. Clevenger: So moved.

C. Starbuck: Second.

Chr. Blankley: It has been moved and seconded that we take action by the board. All in favor signify by saying aye. "Ayes". Opposed (none). I would entertain a motion to take a roll call vote.

G. Moore: So moved.

D. Clevenger: Second.

Chr. Blankley: All in favor of the motion signify by saying aye. "Ayes". Opposed (none).

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

Chr. Blankley: It is a favorable vote.

C. Flatter: All you have to do now is just get a permit. Just come back into the office and get the permit to set it.

D. Edwards: Okay. Wonderful. We thank you very much.

B. Davis: Good luck.

Chr. Blankley: Do we have anything else to come before the board?

C. Flatter: I have nothing.

Chr. Blankley: I'll entertain a motion to adjourn.

B. Davis: So moved.

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J. Trautman: Second.

The meeting adjourned at 7:17 PM.

THE NEXT REGULARLY SCHEDULED MEETING IS MARCH 21, 2006 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