

BZA MINUTES

SEPTEMBER 18, 2006

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

Members absent: None.

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

Legal representation: Robert C. Oliver.

Others present: Tony Moore, Monna Goforth and Allan Holly.

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

Chr. Blankley: First on the agenda tonight is to approve the minutes of August 21, 2006 meeting. I will entertain a motion to approve these without reading.

J. Trautman: So moved.

D. Clevenger: Second.

Chr. Blankley: It has been moved and second that we approve the minutes without reading. All in favor say aye. "Ayes". Opposed (none). We have two items on the agenda tonight and I will explain to the people in the audience of what we will do. We will have the petitioners come up to the table. It is a recorded meeting. Speak your name and address and what you would like and then after you state what your petition is for the board members will have an opportunity to ask questions and after that then we will turn it around and if there is anybody in the audience who is opposed or in favor of it then they can come up to the table and the petitioner, after they are done, will have a chance to answer any of their questions, until everybody has a turn to speak. I will then make a motion to take action on the petition and then we will have a roll call vote after that. Any questions?

BZA 2006-18-SP & V (Tony Moore, Ridgeville)

Chr. Blankley: First petitioner tonight is BZA 2006-18-SP & V. Tony Moore from 224 Pierce St., Ridgeville, Indiana. Will you please come forward.

T. Moore: I am Tony Moore. I live in Ridgeville at 224 Pierce Street.

Chr. Blankley: You can tell us what you would like to do.

T. Moore: Well I bought this lot with this trailer on it and I would like to change trailers. I have pictures of the one I pulled out and of the one I brought in. Do you want these?

Chr. Blankley: First before you hand them across the table, if you give them to us, you will not get them back. They will go into the evidence of the meeting.

T. Moore: Okay that is fine. I have two of them alike. I will keep one of them.

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Chr. Blankley: But you won't get them back. Just hand them down there to that guy at the end. What he is asking for, for the people on the board, is a special exception on the square footage requirements on the home. The requirement I think is 950 square feet.

C. Flatter: Right, that is for the variance. The special exception is to set another one because that one hadn't been lived in. The one he is replacing hadn't been lived in in quite a while. It had been there for so many years, it had never had Board of Zoning Appeals approval, so that is why he is having to ask for the special exception tonight.

G. Moore: So you are pulling one mobile home out that had been burned out?

T. Moore: Yes. It burnt out. I believe it burnt out in 2002 because they said that was the last time anyone had paid a water bill there. So I would say 2002.

G. Moore: So it will be pulled out and you are just replacing it with another home?

T. Moore: Yes.

Chr. Blankley: Then he is asking for a variance on the setback requirements.

C. Flatter: Yes, off of the north property line. I helped Mr. Moore to draw up this site plan and the area there that has half of Vine Street, that is a 25 foot area there so that is his frontage setback and then the north property line, he is only going to be 7 feet so he needs a variance from that.

C. Addington: That 7 feet right there comes up the railroad property?

C. Flatter: Yes. Mr. Moore, the building that is on the property, what do you planning on doing with it?

T. Moore: Just make a shed out of it for them to put.....

C. Flatter: It is just going to be storage?

T. Moore: Yes, I fixed the front side where I took the trailer out.

Chr. Blankley: Any of the board members have any questions?

C. Flatter: I am just going to add, for the board, I think after you have looked at these pictures, you can see that the home he is wanting to put on the property is definitely going to be improvement over what had been sitting there before and I am sure that you plan on setting it so that, it has to be skirted, set it on blocks and has to be skirted.

T. Moore: Yes.

C. Flatter: Then what are you going to do with the mobile home? Are you going to live in it or is it going to be a rental.

T. Moore: No, a rental. I have quite a few rentals there. Then we have the one trailer, the rest of them are houses. I own two of them right there close.

Chr. Blankley: Any questions from the board members? Anybody in the audience opposed to it or in favor of it. If you want to say anything you need to come up and speak your name please.

A. Holly: My name is Allan Holly. I am a resident in Ridgeville and own some property next to Mr. Moore's place here and I just wanted to let everybody know that he has bought two or three properties in that area that had never been cleaned up for like 15 years and he has those cleaned up and has decent people living in them and I think this here would be a plus for him and for whoever. So that is all I have to say.

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Chr. Blankley: If there are no more questions from anybody I would entertain a motion to take action.

G. Moore: So moved.

B. Davis: Second.

Chr. Blankley: Jamie did he mail out and did you get the receipts back?

J. Stump: Yes.

Chr. Blankley: It has been moved and seconded. All in favor say aye. "Ayes".
Opposed (none). I would entertain a motion for a roll call vote.

C. Starbuck: So moved.

G. Moore: Second.

Chr. Blankley: It has been moved and seconded that we have a roll call vote.
Jamie we are ready for a roll call vote.

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

C. Flatter: Your petition has been approved so you just need to come into the office and get your improvement location permit to set the trailer. We can just use the site plan that we had for the hearing.

T. Moore: Okay, thank you. So I can pick it up tomorrow.

C. Flatter: You can come in tomorrow, yes.

T. Moore: Because I want to dig the footers.

C. Flatter: I probably will bring the permit to the site just so that I can verify that
7 foot setback.

T. Moore: Oh okay.

C. Flatter: So you just have to have it marked.

T. Moore: Okay. I don't live right there.

C. Flatter: Can you just mark it where you are going to be placing it?

T. Moore: Yes sure.

C. Flatter: That is fine. Then I can just drop the permit off at your house. If that is what you want me to do.

T. Moore: All right. Thank you.

BZA 2006-19-V (Monna Goforth, Winchester)

Chr. Blankley: Next on the agenda is BZA 2006-19-V a variance. Monna Goforth.

M. Goforth: Hi my name is Monna Goforth. I live at 502 S. Main St., Winchester, Indiana. I am here requesting a variance to put up a community bulletin board on the corner of 230 S. Main and South Street. I did try to do an enlarged photo since I had just made a real small one. I didn't have a chance to get it blueprinted but it has the details, the structural components in it, the look of it and if you would like to look at it, but I would sure like to have it back to copy it if I submit it.

C. Flatter: Turn it so everybody can see it.

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M. Goforth: I tried to do it in 16th scale to try to make it big enough but the little dotted lines here is a sitting bench that will go off of either end of it. It is engineered. I will be having it confirmed that the engineering that I have called out on it is correct. Right now I have center dows going through tying in with rebar underneath and also using stainless steel pins to tie it in. Looking at it as being stainless seam roof for the top and limestone for the pillars. The rest will be out of wood and basically copying the existing structure on that property just not as wide as the width. I was trying to replicate the original front entry of the old parsonage. I did bring some pictures to show you. I called out on the side which stones are rough, which are smooth. It would be extruded joints. It would be dowed in at three sides holding the bulletin board which would be part cork board and part black board. It would have calling out what it is and then the smaller sign would just be denoting my company. I don't know if you want me to read what I want to put on the top but I put here, I thought I wanted something to be fun, so I just called it out as the Kizer-Marsh Community Center and then it is right across from the jail so I thought to have something fun we would put at the bottom, "Come on in, have a seat you are better off here than across the street", because it is across the street from the jail. Thought it might get some attention and make some people smile. I have the colors as well if you are interested in seeing the types of colors that would be on the wood structures. Of course Indiana limestone is in the, there are two colors of it so it is more in the buff tone and not the browner tone. Behind it I have a 3 foot split fact limestone wall to go behind it to hold the dirt that is coming from it. I have it 11 feet off from the existing easement of the corners back, in 5 feet and across a total of 8 feet. I am looking at putting low voltage lighting for up light to go on to the top with another lighting that would come down. It would have a total 4 foot width with one foot coming up with the peaks and then the flat coming out which is, this picture is a good representation probably of seeing, you can see a little bit by this picture how it comes out flat one foot around, which would make it a total of 4 feet with 2 feet in the center. This is what the existing columns look like. I am sorry if I am not getting all the way over. Let me get this up. That is the existing ones. Here is one that shows maybe in a larger scale that you can see so it is similar to the existing front porch, just scaled down a bit. This shows a better, I only had this with a person in it so excuse me but this shows how the existing front porch is that would just sort of replicate that. The colors, if you are interested in that, are basically everyone that basically has a mark on it and that is the base color. I have 7 colors picked out that is going to be utilized on the house and replicated on to that if so moved. Does everyone have a copy of that plot plan Cathy?

C. Flatter: Yes.

M. Goforth: Okay, so you guys see where the location is.

Chr. Blankley: How tall will this be?

M. Goforth: The total height 9' 8" at the peak and it is 8' right at this area.

C. Addington: What was that, 9 foot what?

M. Goforth: Nine foot 8 and $\frac{3}{4}$ to be exact.

G. Moore: Is it right where the footer is dug out right now?

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M. Goforth: Pretty much. It fell in. As soon as it was dug we had a bad rain and so everything fell pretty much in and so I was looking at the footers to be approximately 36 wide by 24 inch depth, reinforced half inch rebar coming up through it. Why I am doing it so wide, you know that extra foot wide is because I want to do drainage behind it. I do want to put gutters all the way around it and have the drainage come back down through the back and go underneath and out to the street. I would probably on that corner need to cut out 3 to 4 inches of the main street facing walkway, not to interfere when they do the new work downtown next year that it would not interfere with them when they dig it up they would not have to worry about getting into the foundation or so forth. I did the same at the front of the walkway's of that property to help prevent any new damage when the new walkways and the new sewers or whatever is going in there is done next year, hopefully.

Chr. Blankley: Some of you people live in Winchester, how is the vision at that intersection? Will this hinder it in any way shape or form? Is it back far enough?

G. Moore: I went through there several times a day. It is dug out right there where she is going to put it. It is far enough out.

C. Flatter: The Zoning Ordinance only requires it to be 15 feet from the right-of-way. So she is going to be 11 feet from the corner of the inside of the sidewalks. It should be plenty of distance to be able to see.

C. Addington: I have 4 foot on the width, so said. How about the thickness?

M. Goforth: The blocks are basically starting out, the very base block is 18" x 12". Then we have the next one is, they are a little bit different because I am trying to do exact to the front porch, so the next one is 7 ½ " high by 13" wide. The next one is 17" wide by 12" high and then we have a consecutive of basically 8 inch to 4 inch interchanging rough and smooth faces on those. Then the top whorbles, which are 3 corbels, this is the front one that extends out that is hard to tell from this perspective but they are averaging about 10 inches high and the width on those at the base is 16 inches high and so the roof will come down and then have a flat so if anybody is underneath it and it is raining or snowing they will have some protection. The depth is a total of 4 feet in depth from the outside to the outside with 2 feet in the middle.

C. Addington: Okay thank you.

Chr. Blankley: Any other board members have any other questions? Anybody from the audience have any questions? I will entertain a motion to take action.

C. Starbuck: So moved.

B. Davis: Second.

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

G. Moore: So moved.

C. Starbuck: Second.

Chr. Blankley: It has been moved and seconded that we have a roll call vote.

Jamie.

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

Chr. Blankley: It has been approved.

M. Goforth: Thank you all so much. I appreciate it. I hope you all use it.

B. Oliver: We need your photographs.

M. Goforth: Oh that is okay.

B. Oliver: And we need you to really duplicate that ASAP and get it back.

M. Goforth: I can copy this for you if you want and bring it back or if you guys keep it and copy it yourself and then give it back to me. I have the preliminary one that I gave you was just done on the CAD and it was not as accurate as I wanted it to be but you guys can take it if I can get it back sometime.

B. Oliver: When do you want it back?

M. Goforth: When could I get it back?

B. Oliver: In about 15 years. No about 30 days.

M. Goforth: Thirty days would probably be fine. If I needed to come up to just get a side copy of the blocks because I don't think it is a problem, I have a free hand sketch but I have to

Chr. Blankley: If you can copy it then why don't you copy it and bring it back.

C. Flatter: He said no you can't do that.

M. Goforth: Go ahead and take this. I have all the measurements that I need and as long as I can get it back.....

C. Flatter: I'll have to reduce it down because I can't make one this size.

M. Goforth: I could take it Cathy, I would be more than happy to come and get it blueprinted for you tomorrow and bring it back to you so it is submitted today and I have it back and you guys have a blueprint of it.

B. Oliver: See there is nobody that is really going to reject but anything that effects the guys decision in which you refer to that several times in the record, has to be here and then anybody ends up upset then I suppose technically has 30 days to go to court under certiorari so rather than you have to, we can't really let it out of our possession....

C. Flatter: Do you have somebody here in town that is going to copy it for you or do you have to take it out of town?

M. Goforth: Aaron Anderson has somebody that he gets things copied locally, I just don't know who that person is but I can make a phone call and ask him.

C. Flatter: Let me just.....

M. Goforth: I don't think it is that important right now. I have the copies of it.

C. Flatter: I am going to try it in the morning and I'll reduce it down on mine and see what I can come up with and I will call you and tell you that if I have it copied then you can come and get it and if I can't get it copied then I'll let you know that I need you to pick it up and make me a copy of it. Did you want that Bob?

B. Oliver: No.

M. Goforth: It is good news to me. Is there anything else that you will need from me Cathy to come in and get from you?

C. Flatter: That is it. We are waiting for you to get your State approval.

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M. Goforth: I got that.
C. Flatter: Did you bring it in?
M. Goforth: Didn't they send you one?
C. Flatter: I am not the Building Commission.
M. Goforth: Oh well they should have gotten one. I got that a week or two ago at least.
C. Flatter: Then you just have to come in and get your permit for the sign.
M. Goforth: Oh okay. I got that approved down at Indianapolis and I got a copy of that because they had this plan and they sent it back. Yes they had that and they sent it back and they approved everything on it except for the mechanics because I am still working on the decision making on the mechanics.
C. Flatter: I'll ask Chuck in the morning if they have received their copy.
M. Goforth: I will call you tomorrow and if not I'll bring in a copy of the one the State sent me.
C. Flatter: Okay.
M. Goforth: They said it was not sent to Chuck but to Charles Bogard. Thank you all so very much. I appreciate it.
Chr. Blankley: If there is nothing else to come before the board I would entertain a motion to adjourn.

The meeting adjourned at 7:30 PM.

THE NEXT REGULARLY SCHEDULED MEETING IS OCTOBER 15, 2005 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