

**BZA MINUTES**

**FEBRUARY 2, 2004**

Members present: Dale Clevenger, Gary Moore, Mike Blankley, Bill Davis, Jeff Prescott.

Members absent: Charles Addington, James Trautman.

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

Legal representation: Robert C. Oliver.

Others present: Gerald Gollither, Gary Smith, Dana Cox.

The meeting was called to order by Vice Chairman Mike Blankley at 7:05 P.M.

BZA 2004-1-V (Gerald Gollither, Modoc)

V. Chr. Blankley: The first item on the agenda is the approval of the minutes of November 17<sup>th</sup>, 2003. I would entertain a motion that we accept these minutes, if everyone has read them, without reading for approval.

D. Clevenger: So moved.

B. Davis: Second.

V. Chr. Blankley: The minutes are approved without reading, as written. Next item on the agenda is election of Chairman and Vice Chairman and attorney for the board for this year. I will make a motion that Mr. Addington be Chairman.

D. Clevenger: I make a motion that we just retain the officers that are in right now.

V. Chr. Blankley: I knew you were going to do that.

C. Flatter: Gary, I am sorry we didn't have an official introduction for Gary. For your information Charles Addington is the Chairman and Mike is Vice Chairman.

V. Chr. Blankley: Mr. Oliver is our legal council.

C. Flatter: Did anybody second Dale's motion?

B. Davis: Second.

V. Chr. Blankley: Everyone in favor say aye. "Ayes". Opposed (one).

D. Clevenger: You are outnumbered.

C. Flatter: At least you spoke up.

V. Chr. Blankley: So we have one item on the agenda tonight and that is Gerald Gollither. Would you like to step over here in front of the microphone please. Please state your name and address for the board. This is a recorded meeting and before you really get started I need to let you know, there are only 4 members here tonight. It is going to take 100% in favor of anything you want to do or you can wait until the next meeting when there are more members here that if somebody would vote against you, you could still have it.

G. Gollither: How many do they usually have when they have a full.....

V. Chr. Blankley: Seven members.

G. Gollither: I didn't know.

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V. Chr. Blankley: But one against you will defeat you.

C. Flatter: It takes a majority of the entire membership to vote in favor of the petition. That is why it takes all four of them here tonight to vote yes for your variance for it to pass. If not then it is denied and then you can't reapply for another six months. But you know, that is totally up to you.

G. Gollhofer: Yes, I will take my chances.

V. Chr. Blankley: Please state your name and what you want to do.

G. Gollhofer: This Gerald E. Gollhofer, 6479 S. 490 West, Modoc, Indiana. I live in Huntsville. We want to build an addition on to the back of the body shop we have there. It is to be 32 feet on the attachment on to the end of the building and extend back 24 feet. What we need it for is a wash bay and a storage area for the tools that we are not using all the time up front because they are in the road, we don't have all that much room in the front. We want to put the air compressors back there to keep them out of the front room and our jacks that we don't use and parts and stuff to store in that back room.

V. Chr. Blankley: That would bring you within 12 foot of the alley?

G. Gollhofer: Yes. That alley has never been used, ever.

C. Flatter: It is basically an unimproved alley.

G. Gollhofer: Yes, I just mow it as far as the yard. I always have.

C. Flatter: The property is zoned C-3 and because the other property around him is zoned residential he would be required to have a 20 foot rear yard and because he was only going to be 12 ½ feet, I told him I could not issue a permit without a variance.

G. Gollhofer: I own all across the alley and on both sides of the building. I just own most of that corner down there. That alley has never been used. I just keep it mowed.

V. Chr. Blankley: Is there anyone in the audience opposed to it? Anyone in favor of it in the audience? You will have to come around here and state your name please.

G. Smith: Gary E. Smith. I live at 11470 N. Windsor Rd., Williamsburg, Indiana.

G. Gollhofer: This is my son-in-law. He works in the body shop. He is my man. I am a little to old.....

V. Chr. Blankley: He is not a property owner surrounding it?

C. Flatter: No. We only had one property owner to notify and that was the person to the south side of 650. It was Biggs. They didn't even contact us after they received their letter. Any thing you would like to say?

G. Smith: We are trying to get on Direct Repair Program with our Body shop. It is the only way we can get any work is to get on with insurance companies and we have to have a certain amount of square footage to qualify for the Direct Repair Programs so without this we are done. The insurance companies bringing us work is the only way we are going to make it because of where we are located. To qualify for the program we have to have so much floor space and all this and that is what we are trying to go after to do more insurance work. I have four insurance companies that are very interested as soon as this is done. So this will be a big step in the right direction for us. That is all I have on that. It is pretty important. It is more than just a space. It qualifies us to participate in the insurance program for Repair Programs.

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G. Gollhofer: We don't build shacks either. We put up good buildings. The existing building was built by Morton on my blueprints.

G. Smith: This will be built just like the existing building. It is a pole barn type construction, metal sides and metal roof.

G. Gollhofer: Six inch thick insulation in the walls, a foot in the ceiling, cement, outlets every 7 ½ feet. We have this big long heat tube that we heat the building with, we have a spray booth in there and we have a big frame rack, we have computers for our frame rack that prints out the results of how straight we get this equipment. We would like to have a number A-1 shop and be able to deal with insurance.

G. Smith: It will be built by a licensed contractor.

G. Gollhofer: It will be built on the same pattern as far as the pole barn construction as the Morton Building. I don't want any cheap buildings or nothing like that.

G. Smith: They will match the coloring and everything we are putting up.

V. Chr. Blankley: Do you have anything Mr. Cox?

D. Cox: No. It sounds like a very good report.

V. Chr. Blankley: Any of the board members have any questions? If not I would entertain a motion to take action on this.

D. Clevenger: So moved.

G. Moore: Second.

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

J. Prescott: So moved.

D. Clevenger: Second.

V. Chr. Blankley: 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, absent; Gary Moore, yes; Bill Davis, yes; Mike Blankley, yes; Dale Clevenger, yes; Jeff Prescott, yes; James Trautman, absent.

C. Flatter: Your variance has been granted. You get your approval from the State.

G. Gollhofer: Yes, we've got it.

C. Flatter: You've got it? Then come in tomorrow morning.

G. Gollhofer: Okay.

D. Clevenger: If the weather is fit.

C. Flatter: Yes, don't risk anything but you can come in tomorrow morning.

G. Gollhofer: Okay, that would be fine. We already got our State approval. We had to send the building plans in and everything was okayed.

C. Flatter: Good then you can get your local permits tomorrow.

G. Gollhofer: Okay, now what is the expense on that? Not that I care too much but how much is it?

C. Flatter: I believe it is \$15.00 for the Improvement Location Permit and depending on the cost what the building permit is.

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G. Gollhofer: The fellow who is going to build it, he was down today. He is rechecking on his costs because it might have changed since last fall when we talked to him. He has to reevaluate what the stuff will cost him now before we can get an idea.

C. Flatter: Well if you have that figure or when you get that figure that is when you need to come in.

G. Gollhofer: When I get it I will bring it up because I am not sure I will have it yet tomorrow.

C. Flatter: Whenever you are ready.

G. Gollhofer: We still have some time because of the cold weather so I have time to get it up here.

G. Smith: Thank you.

G. Gollhofer: Well is that everything?

C. Flatter: That is it.

G. Gollhofer: Okay. Thanks to all of you.

C. Flatter: It took a long time for such a short meeting didn't it?

G. Gollhofer: Well, we can get started on it now.

G. Smith: Thank you have a good evening.

G. Gollhofer: All I need now is money. Do you have any money for that?

B. Davis: Call me.

C. Flatter: We do have a banker in here.

V. Chr. Blankley: Before we go, we do have a new member now. If everyone would introduce yourselves.

C. Flatter: Jeff, just your name and who you are appointed by.

J. Prescott: Jeff Prescott appointed by the County Commissioners.

B. Davis: Bill Davis, by Joe Wolfe.....

C. Flatter: Mayor of Winchester.

M. Blankley: Mike Blankley. I am appointed by the Area Planning Commission.

B. Oliver: Bob Oliver, attorney.

D. Clevenger: Dale Clevenger appointed by County Council.

G. Moore: Gary Moore. I am appointed by the Mayor of Winchester.

V. Chr. Blankley: Glad to have you on board.

C. Flatter: We'll have a couple more for you to meet next month. Hopefully.

V. Chr. Blankley: Do we have anything else?

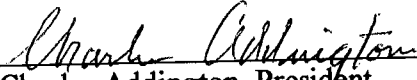
C. Flatter: I don't have anything. Dana did you have anything to come before us tonight? Did you want to talk to us?

D. Cox: No I was just seeing how nice of a meeting place you have here. It is very nice.

The meeting adjourned at 7:15 P.M.

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THE NEXT REGULARLY SCHEDULED MEETING IS FEBRUARY 23, 2004 AT 7:00 P.M. IN THE COMMISSIONERS CONFERENCE ROOM (ON THE SECOND FLOOR) OF THE RANDOLPH CENTER FOR FAMILY OPPORTUNITY, WINCHESTER, INDIANA.

  
Charles Addington, President

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Mike Blankley, Vice Chairman

  
Jamie Stump, Recording Secretary