

BZA MINUTES

JUNE 18, 2018

Members present: Jim Hufford, Eli Jones, Jason Hawley, and Jon Peacock

Absent: Dan Vinson, Myron Cougill, Bill Davis

Legal Representation: Jason Welch

Staff present: Randy Abel, Executive Director, Debra Johnting, Recording Secretary

Others present: Ed Thornburg, Chip Alexander, Jeremy Duncan, Andrew Wagner, Mike Wickersham, Mark Ellcessor, Greg Goebel

V. Chairman Hawley: Let's open the Board of Zoning Appeals meeting. Tonight is Monday, June 18, 2018. The first thing I would like to do is approve the minutes from our last meeting, back on May 21, 2018. Has everyone had a chance to review the minutes? A motion has been made and seconded to accept the minutes as written. All those in favor say aye. All those opposed. Minutes are approved. And it looks like we have just one docket on the agenda, for this evening. BZA2018-12-CU, the application of Compass United Methodist Church. Before we get started--since we only have four members here representing the board. If the applicant so wishes, because you do need a unanimous vote, to move ahead with the application, you do have the option to postpone this to the next meeting when there will more than likely be seven members present. It is your choice whether or not you'd like to proceed tonight or wait until next month.

J. Duncan: I think we'll go ahead if that's ok.

V. Chairman Hawley: Very well, let it be noted. So, with that in order, if the applicant or their representative would like to step forward, and please state your name and address for the record please.

C. Alexander: My name is Chip Alexander, and my business address is 116 North Walnut Street in Muncie.

M. Ellcessor: My name is Mark Ellcessor, and I'm the lead pastor for the Compass Church and my business address is 400 N County Road 600 East in Selma, Indiana.

V. Chairman Hawley: Have you received Article V, Conduct of Hearing from the Area Planning Department?

C. Alexander: Yes, we have.

V. Chairman Hawley: Alright, would you like to go ahead and tell us about what you are looking to do tonight and what we can do for you?

C. Alexander: Yes, my name is Chip Alexander, I'm an attorney in Muncie, here on behalf of Compass United Methodist Church, Inc., which is at 400 N County Road East in Selma, Indiana. The Compass Church has entered into a purchase agreement for the purchase of certain real estate currently owned by the Ohio Valley Gas Corporation. The location of this real estate is located at 111 Energy Park Drive in Winchester and the parcel that we're purchasing contains approximately 23 acres. It does not

include one of the lots or the walking and running track if you're familiar with that around the exterior of the property or the storm water pond. That's being retained by the Ohio Valley Gas Corporation. The Compass Church is seeking a Conditional Use for the purpose of constructing and operating a church building at this location. A petition for this use was filed with this board on May 16 of this year. That all the notices have been sent in accordance with the zoning ordinances and that the publication of notice occurred in the local newspaper on May 29th 2018. This real estate has been vacant for some time, and is being purchased for the construction and operation of a church at this location. The zoning classification for this property is C-2, Commercial Community, which allows for a church as a Conditional Use. The Compass will guarantee that all construction and development will be in conformance with the standards applicable to this zoning district. The requested use of the real estate adheres to the general character and will not be detrimental to the use and development of the properties in the vicinity of this property. The use and develop includes improvements and amenities to minimize any adverse effects on the neighborhood. The denial of this request would not further a compelling government interest. I'd like to turn it over to Mark and maybe he can tell you a little about what's planned as far as the ministry at the church if that's ok.

J. Duncan: We are planning to construct a church building which will have a sanctuary for a place of worship, some classrooms for a place of education, and office space for a place of business.

C. Alexander: Does anyone have any questions?

V. Chairman Hawley: Obviously I have a copy of the layout of the building, but there is one odd line here, and I have a question about it, is this a drive?

J. Duncan: Yes, that's a driveway, we're going to have a driveway to line up with the driveway of the Gas Company.

V. Chairman Hawley: That's what I thought I just wondered if I was reading it correctly. And, obviously you're just looking for the conditionality to put it on the property, if there is an issue with any of the drainage or anything that will be addressed through other agencies?

J. Duncan: Sure.

J. Peacock: So there will be two entrances to the parking area then?

J. Duncan: Yes.

J. Peacock: And what kind of construction will the church building be?

J. Duncan: Steel metal building, very similar to the one we have at our Selma location. With some kind of block on the part of the building that faces the highway. 6,000 square feet initially, with 104 parking spaces.

J. Peacock: The reason you come before this committee is...

R. Abel: It's a conditional use, all churches must come before the board no matter what zone they are in.

J. Peacock: So, there's no setback issue?

J. Duncan: We have to adhere to all setbacks and guidelines.

J. Peacock: Can you expand?

G. Goebel: Yes, we have room to expand. We hope to expand in the future.

J. Peacock: So you'd have room with setbacks.

D. Johnting: There's really no setback between Commercially zoned properties, but I am sure the church would want to have some land between them and the adjacent properties. They also will have to get a state release for their building, and permission from the Drainage Board as well before permits will be issued.

M. Wickersham: Hello, I'm Mike Wickersham, and I live in Randolph County, I was born and raised in Winchester. And the Compass Church, I was a member of the First United Methodist Church in Winchester and we joined the Compass Church out of Selma and became a campus of the Selma Compass Church. So this is a Selma church but it is also a Winchester church. It is our church, it is our home church, it's not a new church just moving in here.

V. Chairman Hawley: Thank you, so does anyone have any more questions or comments? Are we ready to take action? It has been moved and seconded to take a roll call vote on this petition.

D. Johnting: Jim Hufford, yes, Jason Hawley, yes, Eli Jones, yes, Jon Peacock, yes, and Myron Cougill, Dan Vinson and Bill Davis are absent. Motion approved.

V. Chairman Hawley: Since we have nothing else on the docket, do I hear a motion to adjourn this meeting? All in favor, all opposed. We are adjourned.

Bill Davis, Chairman

Jason Hawley, Vice Chairman

Debra Johnting, Recording Secretary