

## Board of Zoning Appeals Minutes

Thursday July 11<sup>th</sup>, 2024

Members present: Neal Allman, Charles McGuire, Tammy VanHook, Robert Alumbaugh, Jennifer Meador and attorney Kayla Moody – Grant.

Neal Allman called the meeting to order, then requested a motion on the previous minutes: Charles McGuire made a motion to accept the minutes with the correction of adding Jennifer Meador to the June attendance, motion with correction was seconded, corrected minutes accepted by 5-0 vote.

24-134 sign variance for St Thomas More Church at 1200 N. Indiana Rd.

- Electronic marquee on property zoned residential
- Within 300ft of residential properties
- Overall size 102in X 36in rather than 6 sq ft allowed
- Digital size at 83% rather than 30% allowed

Petitioner presented images, including dimensions, of what the proposed sign would look like. A brightness chart was also included. He spoke on the location, visible from a distance to lessen slowing traffic and similar signs around town. Neal Allman reviewed the 4 variances requested then called for questions. Tammy VanHook clarified that an R1 zoning is an allowable use for a church, explaining the only need for the first variance. When no further questions or comments were made from the Board or audience Neal Allman called for a motion. Tammy VanHook made the motion to accept all four of the variances, Robert Alumbaugh seconded the motion; variances accepted by 4-1 vote, Neal Allman voted opposed.


24-138 and 24-139 variances at 205 and 207 E. Main St presented simultaneously by John Larrison of Holloway Engineering.

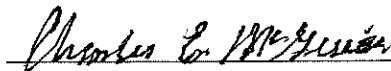
- Lot 1 (205) 10' side yard setback, east lot line, reduced to 2'
- Lot 1 (205) 30" setback, west lot line, reduced to 10'
- Lot 2 (207) 10' side yard setback, west lot line, reduced to 2'

Mr. Larrison stated the properties had gone before the Plan Commission and had received zoning for multi-family dwellings. He then indicated the Plan Commission had asked for plans with all dwellings facing Main St. Mr. Larrison then discussed the neighboring properties and the benefits of the structures

proposed. Neal Allman called for questions and or comments, when there were neither he then called for a motion and or motions; Tammy VanHook made the motion to approve the 10' to 2' side yard setback for lot 1, motion was seconded by Charles McGuire and approved 5-0. Tammy VanHook motioned to allow the 30' setback reduction to 10' for lot 1, motion was seconded by Robert Alumbaugh and passed 5-0. Charles McGuire made he motion to accept the 10' side yard setback reduction on lot 2 to 2', Jennifer Meador seconding, motion passed 5-0.

When no new or unfinished business was brought before the Board Neal Allman called for a motion to adjourn, Tammy VanHook made the motion, seconded by Robert Alumbaugh adjourning the meeting with a 5-0.

  
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Chairman

  
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Secretary