

# STARKE COUNTY BOARD OF ZONING APPEALS

53 EAST MOUND STREET

KNOX, IN 46534

PHONE: 574-772-9176

## MINUTES

**May 16, 2018**

Chairperson Troike opened the meeting at 6:32 p.m.

**I Pledge of Allegiance-** led by Chairperson Troike.

**II Roll Call-** Bob Troike (Chairperson), Don White(Vice-Chairperson)(Absent), Mark Allen(Executive Secretary), Roger Chaffins (Member), Zac Binkley (Member) Martin Bedrock (Attorney), Terry Stephenson (Planning Commission Administrator)(Absent), and Mary Beever (BZA Recording Secretary).

**III Review of the meeting minutes for April 18, 2018-** Member Chaffins made a motion to approve the minutes as written. Executive Secretary Allen seconded that motion. Motion carried 4-0.

**IV Public hearing** to consider a use variance request by Brandon Duckett, to open and operate a small family bait shop business on his current zoned R-2 property on property owned by Brandon Duckett and described as follows: Resort Acres W 163 ft Lot 19, 0.73 acres, Parcel number 75-03-11-201-028.200-009, located at 7780 N. Clover Ln. Walkerton, IN 46574.

- ◆ Chairperson Troike read the request listed above.
- ◆ All notifications were not in order.
  - Secretary Beever explained that the notification for Gloria Dado & James Larotonda had not been returned back yet in the mail.
  - Chairperson Troike asked the applicant Mr. Duckett if he wanted to proceed with the hearing.
  - Mr. Duckett stated that he'd like to continue with the hearing.
- ◆ Secretary Beever explained that the applicant was before the board trying to open a small bait shop business on an R-2 zoned property, out of a yard barn.
- ◆ Attorney Bedrock read the use ordinance.
- ◆ Applicant Duckett was present.
- ◆ Applicant Duckett explained intent to open his bait shop business.
- ◆ Audience in favor of request:
  - Brandon Duckett
  - Jessica Robbins
  - Steve Geise (Stated via e-mail/phone to Secretary Beever prior to hearing)
- ◆ No one in the audience was opposed to request.
- ◆ Board questions to the applicant.
- ◆ Member Chaffins made a motion to close the public comment portion of the hearing. Executive Secretary Allen seconded that motion. Motion carried 4-0.
- ◆ Board discussion.

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- ◆ Member Chaffins made a motion to grant the request as presented to the board. Executive Secretary Allen seconded that motion. Motion carried 4-0.

## V Old/New Business-

- ◆ Secretary Beever asked the board about the property on 2125 N. US. Hwy. 35 Knox, IN 46534.
  - Board discussion
  - The board decided to ask Mr. Bacewic to attend the June BZA meeting to get an update on his progress.

VI With no further business to come before the board Member Chaffins made a motion to adjourn, seconded by Executive Secretary Allen. Motion carried 4-0. The May 16, 2018 meeting adjourned at 6:44p.m. local time. . This meeting was recorded and will be on file in the zoning office. The next meeting of the Starke County Board of Zoning Appeals is scheduled for June 20, 2018 the latter of 6:30 p.m. or the conclusion of the Planning Commission Meeting, in the Starke County Government Building, located in Knox, IN.