

The Madison County Board of Zoning Appeals met on the above date at 9:00 A.M. with, Mary Jane Baker, Chairman, presiding.

Members Present: Mary Jane Baker, Bill Maxwell, Bill Hobbs, and Rick Durham.

Absent: John Simmermon, & Jerry Shine, Board Attorney

Also Present: Ken Ellis, Planning Director, and Elizabeth Bruns, Board Secretary.

CURRENT BUSINESS

1. Pledge of Allegiance
2. Prayer – Member Durham
3. Roll call taken with one member, John Simmermon, being absent, & BZA Attorney.
4. The minutes for the November 22, 2011 meeting were mailed to each member prior to this meeting. Member Maxwell made a motion to approve the minutes as presented. Member Hobbs seconded the motion. **Minutes Approved.**

OLD BUSINESS

(Continued from November 22nd Meeting)

1. Petition: 2011-SU-003 Special Use Zoning: HC
Address: 2933 West Huntsville Road
Location: Southeast Corner of SR 67 and Huntsville Road
Petitioner: Tim & Julie Schnepf
Owners: Bryce & Steffanie Owens
Request: Request Special Use to operate a Real Estate Office in a Highway Commercial zone district.

Director Ellis presented the staff report, and a favorable recommendation.

Tim Schnepf, One Plaza Drive, Pendleton, IN.

The Board discussed with the Petitioner the number of Agents they plan to have, the parking requirements and the request for a new address. Petitioner stated he was given a new address of 6692 South SR 67.

Member Hobbs made a motion to approve Petition 2011-SU-003 for the commercial section of lot #4 pursuant to staff recommendations, and that within a year the paving should be addressed and is up to the Directors discretion. Member Durham seconded the motion. Vote was unanimous in favor of the motion. **Special Use 2011-SU-003 Approved.**

NEW BUSINESS

1. **Petition:** 2011-V-009 Variance **Zoning:** CR
Address: 875 West 300 North
Location: South side of 300 North, approximately 1/8 mile east of 100 West
Petitioner: Levi Cox
Request: Variance to build a Detached Garage in front of a Primary Residence [6.6 AS-01]

Director Ellis briefed the Board on this Petition, and presented the Staff Recommendations for approval

Dick Donnelly, 1615 Broadway, Local Planning Consultant. Mr. Donnelly discussed the circumstances around this Petition and the setbacks for the building in question.

Discussion held between the Board and Petitioner Cox on what the building will house.

Pat Manship, County Surveyor, discussed drainage in the area.

Member Maxwell made a motion to approve Petition 2011-V-009 concurring with Staff Findings and Recommendations, and a stipulation that this building is not to be used as a business and no sales in the building. Member Hobbs seconded the motion. Roll Call taken, vote was unanimous in favor of the motion. **Petition 2011-V-009 Approved.**

2. **Petition:** 2011-V-010 Variance **Zoning:** AG
Address: 8672 W. Fall Creek Drive, Pendleton, IN 46064
Location: North side of Fall Creek Drive approximately ¼ mile east of SR 13
Petitioner: Peggy Packard on behalf of Rex & Shannon Mollenkopf
Request: Lot Depth Variance from 3.5:1 or 812 feet to the proposed 4.4:1 or 1020.19 feet of lot depth. [Lot depth maximum is 3.5 x 232 feet = 812 feet].

Director Ellis informed the Board that the Petitioner did not notice the newspaper; they have been instructed to re-notice and advertise. This will be a continued to our January hearing.

3. **Petition:** 2011-V-011 Variance **Zoning:** AG
Address: 8842 W. Fall Creek Drive, Pendleton, IN 46064
Location: North side of Fall Creek Drive approximately ¼ mile east of SR 13
Petitioner: Peggy Packard on behalf of Arthur & Lana Mollenkopf
Request: Lot Depth Variance from 3.5:1 or 700 feet to the proposed 6.46:1 or 1292.19 feet of lot depth. [Lot depth maximum is 3.5 x 200 feet = 700 feet].

Director Ellis stated that this Petition was also not advertised in the paper and will be continued to the January hearing.

Member Durham made a motion to continue Petitions 2011-V-010 and 2011-V-011. Member Hobbs seconded the motion.

Member Maxwell presented his resignation to Chairman Baker.

After 21 years of serving on the Madison County Planning Commission, I would like to say, that Mr. Ellis is the most knowledgeable Planning Director I have worked with. And the office staff is very knowledgeable and efficient also.

I will not be serving on the MCPC and BZA Board after December 31, 2011, when my term expires.

Thanks to everyone!!

A handwritten signature in cursive script that reads "Bill Maxwell".

Bill Maxwell

Member Durham made a motion to adjourn.

Chairman Baker adjourned the meeting.

Adjournment: 9:36:30 A.M.

Mary Jane Baker, Chairman

Elizabeth Bruns, Board Secretary