

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: Bill Maxwell, John Randall, Jr., Mary Jane Baker, and Bill Hobbs.

Members Absent: Shirley Aubrey.

Also Present: Michael Hershman, Executive Director, Judy King, Plan Reviewer, Gerald Shine, Jr., Attorney, and Beverly Guignet, Secretary.

CURRENT BUSINESS

1. Roll call was taken and one member, Shirley Aubrey was absent.
2. The minutes of the preceding meetings were distributed to each member prior to the meeting. Mr. Randall made a motion to approve the minutes with the corrections as stated. Mr. Hobbs seconded the motion. The vote was unanimous in favor of the motion.
3. **Petition #549 of Duane Reavis, landowner and petitioner, for Special Use to conduct mineral extraction in a flood plain.** The property is zoned “AG” and is located on the east side of County Road 200W approximately 1/8 mile south of County Road 1100N in Monroe Township, with no physical address being assigned.

Mr. Hershman said, this was tabled as Mr. Reavis is waiting for the approval from the DNR.

Duane Reavis, 6435 N St. Rd. 9.

Mr. Reavis said, the person that I talked to at the DNR said everything looks good to her. The only thing they are waiting on is the biologist to do a site review. She cannot tell me his schedule. So I have been waiting on him so I can move forward. As soon as he gets out to do the site visit then we will be able to go. The process is very slow. I would like to have this tabled so the biologist can do the site review and I can bring the approval to the board.

There were no remonstrators present.

Mr. Randall said, I move that this case be continued until January 22, 2008.

Mr. Hobbs seconded the motion.

The vote was unanimous in favor of the motion. **Petition #549 of Duane Reavis, landowner and petitioner, for Special Use to conduct mineral extraction in a flood plain has been tabled until January 22, 2008.**

New Business

(Not approved by BZA)

1. Petition #563 of Ron & Marcia Parker, landowners and petitioners, for a Special Use to do upholstery work at their property. The property is zoned “AG” and is located on the south side of County Road 1850N, between County Road 100W and County Road 200W in Boone Township, with the physical address being 1525W County Road 1850N, Summitville.

Mr. Hershman said, fields characterize the surrounding area. The site is a field with a house.

Staff has received proof of proper notification.

The special use is a home occupation, type 2. Mr. Parker previously conducted upholstery repair on property located on 1300N. The business will be conducted in a pole barn that is being constructed behind the house. The building does have a state design release. The hours will be from 9 am to 5 pm. The waste generated by the business will be put in a dumpster. Mr. And Mrs. Parker will be the only employees. Manifold has been contracted for the trash disposal. Parking will be to the side of the building. As per the applicant, there will be no toilets installed in the pole barn. The Parkers will be using the existing facilities in the house. I have contacted the Board of Health. The building will not require a toilet as long as there are no additional employees and business related waste are not dumped into the system.

Ron and Marcia Parker, 1525 W 1850N, Summitville were present representing this petition.

Mr. Parker said, all that I am really doing is upholstering. About 80% is boats and (not audible) and the other 20% will probably be autos and furniture repairing and refurbishing.

We were operating at the corner of 1300N and 100W in Alexandria. It was across from the new Ethanol Plant.

Mr. Hershman informed the board the Parkers have all ready obtained their permits from the State and us.

Mr. Parker said, the whole operation would be in the 24’ x 40’ section of the pole building. The rest will be for storage. There will be no outside storage. I did build a 4 foot premier wall where we dug the foundation and then we will put the shrubs and stuff --- and if that requires a fence to hide the boats but with what I have done between the building and a dirt blockage --- it’s a 4’ x 30’ x 105’. I made it where you can drive around and I don’t think anything can be seen from the road.

Customer parking will be on the east side. I made a loop so they can come in both ways. It’s a 145-foot off the property line so there is no problem backing stuff in and pulling it around the side.

Mr. Hershman said, staff would recommend the out storage be limited.

Mr. Parker said, I don’t plan on having any signs and most is word of mouth and I have a lot of repeat customers. If we did decide on one it would not be larger than a 2’ x 2’.

(Not approved by BZA)

There were no remonstrators present.

Member Maxwell said, I make a motion to approve Petition #563. It will not be injurious to public health, safety, and morals of the general community. It is a small business type thing. A home occupation that's not going to require a bunch of big trucks or anything or equipment sitting around. There's no neighbors close that would be affected. Everything is going to be stored inside with the exception of any short-term storage of boats or whatever the vehicle might be to be on the south side of the building instead of out front where people can see. The waste will be in a dumpster type pickup by Manifold. The ordinance does allow for this type of use with the approval of a Special use.

Member Randall seconded the motion.

The vote was unanimous in favor of the motion. **Petition #563 of Ron & Marcia Parker, landowners and petitioners, for a Special Use to do upholstery work at their property was approved.**

2. Approval of 2008 Calendar.

Mr. Hershman told the board there are no conflicts with any of the dates. They are still the fourth Tuesday of each month.

Member Maxwell made a motion, seconded by Member Randall to approve the calendar for 2008 as presented. The vote was unanimous in favor of the motion.

3. Miscellaneous: Nothing was presented.

It was the consensus of the board to adjourn.

Adjournment: 9:27:13 A.M.

Mary Jane Baker, Chairman

Beverly Guignet, Secretary

