

MEETING OF THE RUSHVILLE BOARD OF ZONING APPEALS

May 25, 2016
7:00P.M.

Call To Order: The Rushville Board of Zoning Appeals met on the above date and time at the Rushville Council Chambers at 270 West 15th Street, Rushville, Indiana. President Ross Winters called the meeting to order at 7:31P.M.

ROLL CALL: Joe Rathz, Jack Harmon, Phil Brashaber, Jeff Houser, Ross Winters, Bryant Niehoff, and Carmen Clark.

ABSENT: Grant Reeves and Shelly Wakefield.

MINUTES: Jeff made a motion to approve the April 27, 2016 minutes. Phil seconded the motion. All in favor. Motion carried.

OLD BUSINESS: None.

Jeff Houser recused himself at 7:33 pm.

NEW BUSINESS: VARIANCE:

BZA2016-004 – Craig Jeff Houser – is seeking a development standard variance from the maximum lot coverage. The property is located at 331 E. 10th Street in Rushville, IN. Parcel 70-07-32-306-007.000-011; zoned R-1. Bryant gave his report. The side yard setback variance from the April meeting was approved contingent upon the development standard variance for 30% lot coverage. Bryant verified and did the calculations. It has 33.72% lot coverage. Jack made a motion for approval. Phil seconded the motion. All in favor. Motion carried.

Jeff Houser returned as a voting board member at 7:39 pm.

BZA2016-005 – Jeff and Jan Hornaday are seeking a development standard variance from the maximum lot coverage. The property is located at 634 N. Arthur Street in Rushville, IN. Parcel 70-07-31-456-001.000-011; zoned R-1. Bryant read his staff report and gave his recommendation. Joe made a motion to grant approval as shown on plan presented. Jeff seconded the motion. All in favor. Motion carried.

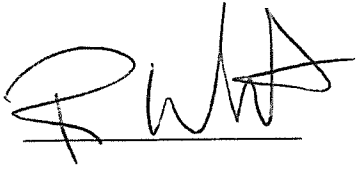
SPECIAL EXCEPTION:

BZA2016-003 – Mike Edwards – is requesting a special exception as listed by Section F, Article 3 of the Rushville Zoning Ordinance. The property is located at 718 W. 1st Street in Rushville, IN. Parcel 70-11-06-181-018.000-011. Bryant gave his staff report and recommendation. Joe made a motion to approve the special exception subject to rezone approval by the City Council. It is only auto sales, no repair of vehicles, all automobiles on site are clean and in running condition and follows all zoning and sign restriction ordinances. Jack seconded the motion. All in favor. Motion carried.

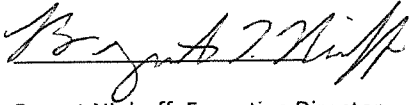
REPORTS:

Director: Bryant is waiting for the Rules of Procedure from Shelley Wakefield. He should have them next week. He also brought up possibly starting the meetings 30 minutes later. Most were not in favor.

ADJOURNMENT: Jeff made a motion. Joe seconded. Meeting adjourned at 8:54 PM.

A handwritten signature in black ink, appearing to read 'RWinters', written over a horizontal line.

Ross Winters, President

A handwritten signature in black ink, appearing to read 'Bryant Niehoff', written over a horizontal line.

Bryant Niehoff, Executive Director