

MEETING OF THE RUSHVILLE BOARD OF ZONING APPEALS

June 22, 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 7:05P.M.

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

MINUTES: Jeff made a motion to approve the May 25, 2016 minutes. Jack seconded the motion. All in favor. Motion carried.

OLD BUSINESS: None.

NEW BUSINESS: VARIANCE:

BZA2016-006, BZA2016-007, BZA2016-008, BZA2016-009, BZA2016-010, BZA2016-011, and BZA2016-012 – The Rush County Board of Commissioners on behalf of the Rush County Sheriff's Department and Rush County Jail is seeking development standard variances from the following: Article III, Section H – from average setback lines; Article III, Section K – for exceeding 80% of total parking area between the street and front façade; Article IV, Section B – for two primary buildings on one lot; Article VIII, Section C – from 20' parking setback from property lines; Article VIII, Section D – from required number of off-street parking spaces; Article VIII, Section E – from loading/unloading area requirements; Article IX, Section B – from the landscaping standards for loading/unloading areas. The property is located at 131 E. 1st Street in Rushville, IN; parcel 70-11-05-157-005.000-011; zoned CBD – Central Business District. Bryant gave his staff report. He stated that all items were combined but would have to be voted on separately. Eric Ratz and Jack Krause with DLZ Architects gave their presentation to the board. The public hearing opened after the presentation. There was no remonstrance.

BZA2016-006 – Jack made a motion to approve the variance for 58 off-street parking spaces. Phil seconded the motion. All in favor. Motion carried.

BZA2016-007 - Joe made a motion to approve the variance as presented for the off-street parking located between the street and front façade of the building exceeding 80% of the total number of required parking spaces. Jeff seconded the motion. All in favor. Motion carried.

BZA2016-008 – Phil made a motion to approve the parking area setback of six (6') feet from the property lines. Jeff seconded the motion. All in favor. Motion carried.

BZA2016-009 – Jack made a motion to approve the proposed portion of the right of way on Water Street for truck deliveries contingent upon vacation of easement. Phil seconded the motion. All in favor. Motion carried.

BZA2016-010 – Phil made a motion to approve the variance for not providing the required landscaping for the loading/unloading area. Joe seconded the motion. All in favor. Motion carried.

BZA2016-011 – Jeff made a motion to approve the variance for the minimum six (6') foot setback. The proposed development will build up to the property line. Jack seconded the motion. All in favor. Motion carried.

BZA2016-012 – Jeff made a motion to approve the variance for more than 1 one primary building per lot contingent upon a replat and vacation of alley and easement. Phil seconded the motion. All in favor. Motion carried.

SPECIAL EXCEPTION:



Rush County Courthouse
101 East 2nd Street, Room 211
Rushville, Indiana
765.932.3090
planningdirector@rushcounty.in.gov

BZA2016-013 – The Rush County Board of Commissioners on behalf of the Rush County Sheriff's Department Rush County Jail are requesting a special exception for a cellular communications facility as listed by Article III, Section H, of the Rushville Zoning Ordinance. The property is located at 131 E. 1st Street in Rushville, IN; parcel 70-11-05-157-005.000-011; zoned CBD – Central Business District.

Bryant presented his staff report. Public Hearing – No remonstrance.

Jeff made a motion to approve the special exception and Phil seconded the motion. All in favor. Motion carried.

REPORTS: Attorney: Grant stated he is happy to be here but did not want to spend the money if not needed. He said he can be texted questions during meeting if needed.

Director: Bryant said there are a few more touch ups to the Rules of Procedure. They will likely be ready in July.

ADJOURNMENT: Jeff made a motion. Phil seconded. Meeting adjourned at 8:07 PM.

A handwritten signature in black ink, appearing to read "Ross Winters", 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