



CITY OF RUSHVILLE

330 N. Main Street, Suite 200
Rushville, Indiana 46173
(765) 932-3735

MINUTES FOR THE MEETING OF THE RUSHVILLE BOARD OF ZONING APPEALS

July 21, 2021
7:00P.M.

Call to Order: The Rushville Board of Zoning Appeals met on the above date and time in Council Chambers. Chairman Joe Rathz called the meeting to order at 7:05pm.

ROLL CALL: Phil Brashaber, Jeff Houser, Jean Kopf and Joe Rathz.

Absent: Ywan Jenkins.

Deputy Director Carmen Clark, Consultant Shelly Wakefield and Attorney Grant Reeves also attended.

MINUTES: Mr. Houser made a motion to approve the May 19th minutes. Mrs. Kopf seconded the motion. All in favor. Motion carried. Mr. Houser made a motion to approve the June 16th minutes. Mr. Brashaber seconded the motion. All in favor. Motion carried. Mrs. Kopf made a motion to approve the June 23rd Work Session. Mr. Brashaber seconded the motion. All in favor. Motion carried.

FINDING OF FACT: 21-SE-01: SIHCDC, Haven School, 440 W. Third Street. Mr. Houser made a motion to approve. Mrs. Kopf seconded the motion. All in favor. Motion carried.

21-V-09: John Malcom, on behalf of Davis Towing, 709 W. 1st Street. Mr. Houser made a motion to approve. Mrs. Kopf seconded. All in favor. Motion carried.

21-V-10 & 21-V-11: Andy Scholle, on behalf of Christina Levi, 1304 and 1306 N. Morgan Street. Mr. Houser made a motion to approve. Mrs. Kopf seconded. All in favor. Motion carried.

21-V-12: Elizabeth McKinney, 829 W. 10th Street. Mrs. Kopf made a motion to approve. Mr. Houser seconded. All in favor. Motion carried.

Old Business: Special Exception:

Attorney Grant Reeves stated he had a conflict of interest. He recused himself and Attorney Tammy Davis was present for legal counsel. Mr. Heimsoth was reminded that he is still under oath.

21-SE-03:

Walker Oil is seeking a special exception from Article III, Section G, #3 (a). The applicant is requesting to have a used car lot. The address is 1601 N. Main Street and is zoned C-1, Neighborhood Business District.

Mr. Houser stated there are many unanswered questions regarding this petition. Mrs. Wakefield said she and Ms. Clark are meeting with Mr. Heimsoth prior to the next meeting and he can apply for corridor overlay variance and speak with INDOT regarding any issues.

Mr. Brashaber made a motion to continue to the August 18th meeting. Mr. Houser seconded the motion. All in

favor. Motion carried.

Attorney Reeves returned as board counsel.

New Business:

Variance:

21-V-13: Green Sign Company, on behalf of Elks Lodge 1307, is seeking a variance from Article X, Section B. The request is to add to existing signage including an electronic message board. The total square footage will be 39.3 square feet from the permitted 32 square feet for a freestanding/pylon sign in the CBD, Central Business District. The address is 223 E. Third Street.

Ms. Clark told the board this petition would be continued to the August 18th meeting. The property notices were not mailed in the proper time to be heard at tonight's meeting.

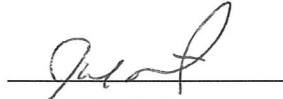
Reports:

Deputy Director: No report

Attorney: No report.

Consultant: Mrs. Wakefield introduced Kevin Troy, a new employee with JTL. He is interested in learning about the Planning and Zoning process.

ADJOURNMENT: Mr. Houser made a motion to adjourn the meeting. Mr. Brashaber seconded the motion. All in favor. Meeting adjourned at 7:19pm.



Joe Rathz, Chairman



Carmen Clark, Secretary