



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

December 16, 2020
7:00P.M.

Call to Order: The Rushville Board of Zoning Appeals met on the above date and time through a Zoom meeting. Chairman Joe Rathz called the meeting to order at 7:00pm.

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

Absent: Dan Hedrick.

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

MINUTES: Mr. Houser made a motion to approve the November 18th minutes as presented. Mr. Brashaber seconded the motion. All in favor. Motion carried.

Old Business: There was no old business.

New Business:

20-V-22: The City of Rushville is seeking a variance from Article III, Section H, 4 (b) (ii) for a side setback of 20 feet from the required 30 feet. The applicant is requesting to reduce the required setback to center the property line between the two buildings. The address is 1850 N. Main Street and is zoned C-2, Community Business District.

Mayor Pavey explained to the board that this request was for the Community Center project. It will not hinder safety access. The fence will eventually be removed.

Public Hearing: No one spoke at this time.

Mrs. Kopf made a motion to approve 20-V-22 as presented. 1. Safe conditions will remain. 2. There will be no adverse effect. 3. Yes. It would be a practical difficulty following the ordinance. It is an existing condition and will not change.

20-V-23 & 20-V-24: The City of Rushville is seeking variances from Article III, Section H, 4 (a) (iii) to reduce the required road frontage of 120 foot to Lot 1 requested 74 foot of road frontage and Lot 2 requested 99 foot of road frontage. The address is 1850 N. Main Street and is zoned C-2, Community Business District.

Mayor Pavey explained some of the road frontage was taken away when Wendy's purchased the front portion of the property. This is an existing condition and will not change.

Public Hearing: No one spoke at this time.

Mr. Brashaber made a motion to approve 20-V-23 and 20-V-24 as presented. 1. The parcels are not losing or changing the existing road frontage. This will not create a safety hazard. 2. There will be no adverse effect. The proposed Community Center will increase the property values. 3. Yes. It would be a practical difficulty following the ordinance.

Reports:

Deputy Director: Ms. Clark stated that Dan Hedrick would be joining another board for the City of Rushville and Brandon Jenkins will be fulfilling Mr. Hedrick's term.

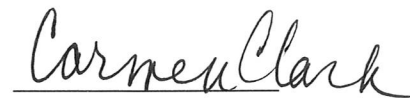
Attorney: Mr. Reeves said he is waiting for a response from the Indiana Supreme Court regarding the McCormick case.

Consultant: Mrs. Wakefield stated she was excited for the City of Rushville on the Community Center project.

ADJOURNMENT: Mr. Brashaber made a motion to adjourn the meeting. Mrs. Kopf seconded the motion. All in favor. Meeting adjourned at 7:17 pm.



Joe Rathz, Chairman



Carmen Clark, Secretary