

BOARD OF ZONING APPEALS
February 27, 2023
MEETING

Nochevich announced that Grace Benninger has resigned from her position and Josh Watson was appointed as the new Planning & Zoning Administrator and Luke Frick as the new Assistant Planner.

ROLL CALL

The meeting was called to order at 7:00 p.m. and the assemblage was invited to stand and recite the Pledge of Allegiance.

Members Present:

Chairman Nick Nochevich, Vice Chairman Jeremy Taylor, John Marshall, Daniel Rohaley, Dick Sauerman

Members Absent: None

Staff Present:

Commission Attorney Joe Irak, Planning & Zoning Administrator Josh Watson, Assistant Planner Luke Fricke, Recording Secretary Jenni Pause

APPROVAL OF MINUTES

Chairman Nick Nochevich asked if there are any corrections, deletions, or modifications to the January 23, 2023, meeting minutes. Dick Sauerman motioned to approve the minutes as presented. Jeremy Taylor seconded the motion. With 5 Ayes, 0 Nays, and 0 Abstentions, the minutes were approved.

Nochevich requested a motion to appoint a new Executive Secretary. John Marshall motioned to elect Josh Watson as the Executive Secretary. Jeremy Taylor seconded the motion. Marshall motioned to close nominations. Nochevich seconded the motion. With a roll call vote of 5 Ayes, 0 Nay, and 0 Abstentions, Watson was elected as the Executive Secretary for the Board of Zoning Appeals.

OLD BUSINESS

None

NEW BUSINESS

23-04 D & L Wood Products, Petitioner/D & L Properties, LLC, Owner
Request: Variance from Development Standards
Purpose: Parking Lot to Encroach the 30-foot Setback by 20 feet
Location: 619 North Indiana Avenue

Russ Pozen, DVG Inc., 1155 Troutwine, came before the board provided a brief overview of the petition. Pozen introduced the property owner, Bob Ligda. Pozen provided a rendering of the proposed building. Pozen reported on the use, parking and detention area. Pozen stated the encroachment is out of the easement. Pozen re-

ported on the Finding of Facts. Ligda detailed how busy his company is and the need for more office, warehouse, and storage area.

Watson reported the petitioner, D&L Wood Products located at 614 N Indiana Avenue, is requesting a Variance from Development Standards to allow the development of one lot with a parking area that will encroach the minimum front yard setback distance by 20 feet. Watson reported the petitioner is looking to make the property match the existing layout of the structure neighboring to the south, which was approved for the same variance on October 27th of 2014. Watson reported all notices have been properly sent out by certified mail, the notice has been published in the newspaper, and no letters of remonstrance or support have been received.

Marshall stated he feels the rendering is nice.

Nochevich opened the public portion of the meeting. With no public coming forward. Nochevich closed the public portion of the meeting.

Nochevich entertained a motion. Taylor motioned to approve Petition # 23-04 with Staff comments. Marshall seconded the motion. With a roll call vote of 5 Ayes, 0 Nays, and 0 Abstentions Petition #23-04 received was approved.

MISCELLANEOUS AND PUBLIC COMMENT

No Misc.

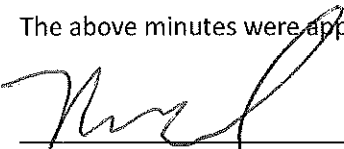
No Public Comment

ADJOURNMENT

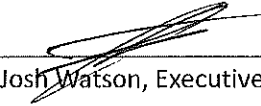
At 7:16 pm, Nochevich entertained a motion to adjourn. Marshall motioned to adjourn; motion was seconded by Taylor.

ATTESTMENT OF MEETING MINUTES.

The above minutes were approved and adopted by majority on the 27 day of March 2023.



Nick Nochevich, Chairman



Josh Watson, Executive Secretary