

The Madison County Board of Zoning Appeals met on the above date at 9:00 A.M. with, Mary Jane Baker, Chairperson, presiding.

Members Present: Mary Jane Baker, John Simmermon, and Bill Hobbs.

Also Present: Bill Maxwell, Interim Planning Director, Jeff Graham, Attorney, and Elizabeth Bruns, Board Secretary.

Members Absent: Rick Durham and Rex Etchison

CURRENT BUSINESS

1. Prayer by Member Hobbs
2. Pledge of Allegiance
3. Roll call taken with two Members Absent.
4. Minutes to be approved at the next regularly scheduled meeting.

NEW BUSINESS

1. Petition: 2013-SU-003
Address: 6544 South 450 East, Markleville
Location: East side of 450 East, south of 600 South
Petitioner: Mark D. Littler
Zoning: AG
Request: Special Use to operate a Type II Home Occupation (coffee bean roasting)

Bill Maxwell presented his staff report with a favorable recommendation.

Mark Littler 6544 South 450 East, this business will be a small one in my garage, (basically like a clothes dryer).

Member Hobbs made a motion to approve 2013-SU-003 per Staff Recommendations and No retail sales no

Member Simmermon seconded the motion. Roll call taken, vote was unanimous in favor of the motion. **2013-SU-003 Approved with conditions.**

2. Petition: 2013-V-014
Address: 7362 S 250 West, Pendleton
Location: East side of 250 West, south of 700 South
Petitioner: Brandon J. Krebs
Zoning: AG
Request: Variance to provide for the construction of an accessory structure in front of the primary structure.

Bill Maxwell presented his staff report with a favorable recommendation.

Brandon Krebs introduced himself and explained the reason for the request.

Member Simmermon made a motion to approve 2013-V-014 per Staff Recommendations. Member Hobbs seconded the motion. Vote was unanimous in favor of the motion. **2013-V-014 Approved.**

3. Petition: 2013-V-015
Address: East side of 100 East at 560 South, Pendleton
Location: East side of 100 East at 560 South
Petitioner: John & Linda Beerbower
Zoning: AG
Request: Variance to provide for the construction of a 1,600 sq. ft. accessory structure 10 feet from the north property line.

Bill Maxwell presented his staff report with a favorable recommendation.

John Beerbower I live at 6131 Red Fox Road in Pendleton. We own the farm and would like to build a pole barn to house our tractor, mowers, etc. Our property drops off and in order for us to not have a large expense on a new lane, we are requesting a reduction in the required setback.

Member Hobbs made a motion to approve petition 2013-V-015 per staff findings and recommendations with the conditions of no living stock in barn, and no living quarters in barn. Member Simmermon seconded the motion. Vote was unanimous in favor of the motion. **2013-V-015 Approved with conditions.**

4. Petition: 2013-V-016
Address: 9041 North SR 37, Elwood
Location: West side of SR 37, north of 900 North
Petitioner: John Morris
Zoning: R-1
Request: Variance to provide for the construction of a 1,200 sq. ft. accessory structure in front of the primary structure.

Bill Maxwell presented his staff report with a favorable recommendation.

John Morris – 9041 SR 37 North, Elwood. I want to build a 30 x 40 garage on the south side of my house, and I live on a corner lot.

Member Simmermon made a motion to approve 2013-V-016 per Staff Recommendations. Member Hobbs seconded the motion. Vote was unanimous in favor of the motion. **2013-V-016 Approved.**

5. Petition: 2013-V-017
Address: 14263 North 100 West, Summitville

Location: West side of 100 West, north of 1400 North
Petitioner: Conley & Carissa Watters
Zoning: AG
Request: Variance to provide relief of the maximum lot width to depth ratio requirement.

Bill Maxwell presented his staff report with a favorable recommendation.

Keith Van Wienen from Precise Land Surveying – 33 West 10th St., Anderson. I am representing the Petitioner. He is splitting land to sell and he is here if you would like to speak with him. The new split would run along the fence line.

Member Hobbs made a motion to approve 2013-V-017 per Staff Recommendations. Member Simmermon seconded the motion. Vote was unanimous in favor of the motion.
2013-V-017 Approved.

6. Petition: 2013-V-018
Address: 8319 West 8th Street Road, Anderson
Location: South side of 8th Street Road, west of 800 West.
Petitioner: Elizabeth Hobbs Camperelli
Zoning: AG
Request: Variance to grant relief of the minimum road frontage requirement.

Bill Maxwell stated that since Member Hobbs is related to the Petitioner this petition will need to be continued until our next meeting as we will not have quorum to vote on this matter.

MISCELLANEOUS

Discussion held regarding a possible special meeting on October 8, 2013 to hear petition number 2013-V-018. Decision made to hold meeting if quorum can be met.

Adjournment: 9:38:25 a.m.

Mary Jane Baker, Chairman

Elizabeth Bruns, Board Secretary