

BZA MINUTES

JANUARY 17, 2023

Members present: Drew Cleveland, Bill Davis, Jason Hawley, Jon Peacock, Don Calhoun

Members absent: None

Positions vacant: Mayor appointment

Legal Representation: Jason Welch

Staff present: Debra Johnting, Director and Recording Secretary

Others present: Sarah Snider, Lauren Sheffler, Ed Thornburg

Chairman Hawley: It is now seven o'clock by my watch. It is January 17, 2023. I'd like to call to order the meeting of the Randolph County Board of Zoning Appeals. Just for the record I will state my name so we have these on the record, I would encourage everyone on the board to do the same. My name is Jason Hawley, I am the Chairman of the BZA.

B. Davis: My name is Bill Davis, I am Co-chair.

J. Hufford: I am Jim Hufford.

D. Cleveland: Drew Cleveland.

D. Calhoun: Don Calhoun.

J Peacock: Jon Peacock.

Chairman Hawley: Okay, thank you very much. First on the docket, we have the approval of the minutes. And it's been awhile since we've met, the minutes were from all the way back in October 18, 2022. I take it that everyone has had a chance to review the minutes as they have been presented. I'd like to move that we accept the minutes as presented.

B. Davis: I second.

Chairman Hawley: All those in favor say aye. All those opposed. All those abstaining. Minutes are approved as presented. Next up we have election of officers. The two officers we currently have available are Chairman, who is myself, as well as Vice Chairman who is Bill Davis. Do we have any other nominations or would anyone else like to have either one of these roles? That being a hard negative...

J. Hufford: How about we retain the...

B. Davis: Status quo.

J. Hufford: Leave it just the way it is now.

B. Davis: I second.

Chairman Hawley: All those in favor of retaining the Chairman and Vice Chairman of Jason Hawley and Bill Davis, please say aye. All those opposed? Motion is carried. On the docket tonight we have BZA2023-2-SP, Sarah Snider and Jacob Moore. It looks like they are requesting a Special Exception to have multi use facility. Zoning is C-2. Is there anybody here who would like to speak in favor of this proposal? If you would please approach the table, state your name and address for the record,

S. Snider: Hello, my name is Sarah Snider, I live at 8353 North Messick Road, Mooreland, Indiana.

L. Sheffler: And my name is Lauren Sheffler, I live at 8152 South 600 West, in Modoc, Indiana.

Chairman Hawley: Did you receive Article V, Conduct of Hearings, for the hearing? And just to reiterate some of the rules, you'll be given fifteen minutes to state your proposal. We will open up with three minutes each for a rebuttal and you'll be given an additional five minutes for a counter rebuttal. So if you would tell us what you are proposing we will take a listen.

S. Snider: Okay, so like I said, my name is Sarah Snider, and I am a Lynn local, I went to Randolph Southern, and graduated back in 2014.

L. Sheffler: My name is Lauren, I moved to the area in 2020, and moved here with my husband and son. We are here to present a business venture to you guys, we understand that you have had our business plan for a little bit, we just wanted to reiterate on a few points that we feel are important and answer any questions that you guys might have.

S. Snider: So, our business name is Main Street Assembly, it is at 102 North Main Street in Lynn. This building was formerly the Cozy Corner and before that was the old Chenowith Store. Jacob and I purchased this building back in January and we have been busy ever since. We have made just cosmetic changes, new paint, refinishing the floors. We would like to keep the building as original as possible though.

L. Sheffler: So, our building is two stories, the first floor is kind of our priority. It's an open spaced room that we would like to advertise as a multi purpose, where we envision parties, meetings, classes, taking place. We would like to allow people to rent this facility as well as we would like to host our own classes and things that people from the community can pay to come and take part of. Within the space we intend to follow the state guidelines as they have put in place for us.

S. Snider: The second floor is a work in progress. As you can see in the pictures, it's a really pretty space and we would like to utilize it somehow. We are thinking with the large windows and all the natural light, maybe in the future a photography studio. I'd like to go back to the first floor and go into more detail on that. We met with the Lynn Fire Marshall to help us assess the occupancy, and based on his calculations he thought we could safely host a hundred and twenty people. We personally think that that would be a little crowded, so we are only going to have tables and chairs for ninety people.

L. Sheffler I would like to touch on parking at our building. So, based on the parking lot that we have acquired through Mr. Sullivan, he owns the parking lot next door to us, it's just a vacant lot. The parking lot is open to anybody who wants to use it in the city. And then the parking lot that we own ourselves. We feel that we have adequate parking, in conclusion to the building capacity. There are pictures out there of the parking lot that we own and the vacant parking next door that Mr. Sullivan owns.

S. Snider: So, that concludes our presentation, does anyone have any questions?

Chairman Hawley: My question, the only one that I have is about signage. You know, we have our own codes about signage, what are your plans to address that?

L. Sheffler: So, we have just our name is on the door, that's the only thing we have. It's probably 20" by 7". Just on the door. The Cozy Corner had the Cozy Corner decaled on each window. But we haven't really discussed any intent of doing that.

S. Snider: We have been working with Deb a lot and I know if we have any questions with that she'll help us.

D. Johnting: They are on a corner lot so they can have two signs, and we don't regulate the door clings.

Chairman Hawley: I assume it was going to be that way. But I didn't know if they were going to do something big and extravagant. I know Cozy Corner always had their signs in the window. I didn't know if you were going to do any big banner wraps or anything like that. That was my only thought.

B. Davis: I was curious about the second floor, what's your plans you said that you might be putting in a photography studio, how far are you on that?

S. Snider: There was carpet up there and we ripped it out and had the hardwood floors refinished but that's kind of as far as we've gotten, it still needs a lot of work.

B. Davis: That will double your occupancy, won't it?

S. Snider: We still need to get that clarified with Jonathan, he's taken a look at it and he was going to ask for a second opinion. But, we're not going to have near as many people on the second floor with the staircase. The photography studio there's probably just going to be a few people at a time. Not anywhere near the capacity of the downstairs.

Chairman Hawley: I know at one time it did have a decent group of people up there from time to time. So, I knew it was capable of housing that many people.

S. Snider: Yeah, it was the Masonic Lodge so I think they had quite a few people there at one time.

D. Cleveland: What kind of classes there are you thinking about having?

L. Sheffler: So, we are thinking about having floral classes, painting classes, where you'd come in and all the supplies would be provided, where you would come, paint and make a mess and leave, and then

we'd clean it up. We've talked about having a [inaudible] class once a month. Things like that, that you might not find other places within the county. And, like, neither of us really wants to teach the classes, so we are hoping that we can work with other people in the community who have a creative outlet but they don't have a place to do that.

Chairman Hawley: So, kind of basically renting it out as need be?

L Sheffler: Yes.

Chairman Hawley: Okay, well, I think they did a pretty good job covering a lot of bases. I had a question about parking too when I saw this I was thinking about parking and signage, but I think they have it pretty well covered. Those were the two things I had questions about.

S. Snider: On page seven we do have a small picture that's just the sign that we do have on the door now.

B. Davis: None that says "Cold beer here"?

S. Snider: We have talked about the alcohol issue. On page ten we are just going to kind of leave that up to the person who is renting the building. We would just instruct them to get that State Form.

Chairman Hawley: Yeah, the one that is through Excise? So, it's up to the person who is renting the building. I assume you are not going to have a fully operational wet bar?

S. Snider: No.

Chairman Hawley: Okay, was there any other questions? Is there anybody here who would like to have a rebuttal or would like to speak in favor or against the proposal? Alright, let there be known that there is no one here to speak for or against the proposal. I motion that we have a roll call vote.

B. Davis: Second.

D. Johnting: Don Calhoun, yes, Jim Hufford, yes, Jason Hawley, yes, Bill Davis, yes, Tim Hart's position is vacant, Jon Peacock, yes, and Drew Cleveland, yes. Motion is approved.

Chairman Hawley: Congratulations. On a personal note I would like to come up and see that sometime.

S. Snyder: Thank you, yes!

J. Peacock: Now, your grandfather is not here to shut this down, right?

S. Snyder: He's in Florida, or he would have been here for sure.

Chairman Hawley: Okay, moving on to our next order of business. Any other business that needs to be addressed?

Deb Johnting gave come information on some prior BZA hearings that decided not to use the approval they were given. Next, there will be more staff changes, Deb's assistant left and the Area Planning office is looking for a new assistant.

Chairman Hawley: I see that we have the new calendars for 2023. Please turn in your signed papers for the Findings of Fact. And with that we are adjourned.

J. Hufford: So moved.

B. Davis: I second.

Chairman Hawley: We are adjourned.

Jason Hawley, Chairman

Debra Johnting, Recording Secretary

Bill Davis, Chairman