

BZA MINUTES

JULY 20, 2021

Members present: Jon Peacock, Don Calhoun, Bill Davis, Jason Hawley, Jim Hufford

Absent: Bryn Albertson, Drew Cleveland

Legal Representation: Jason Welch

Staff present: Randy Abel, Executive Director, Debra Johnting, Recording Secretary

Others present: Chris Moore, Trent Kritsch, Christa Kritsch, James Thornburg

Chairman Hawley: Good evening, ladies and gentlemen, it's now 7 O'clock and I would like to call to order this meeting of the BZA for the month of July. Today's date is July 20th, 2021. Has everybody had a chance to look over the minutes for approval from our last meeting? If so I'll take a motion to accept the minutes from the last meeting.

B. Davis: So moved.

D. Calhoun: Second.

Chairman Hawley: All in favor, all opposed? Alright, the minutes will go as approved. Ok, it looks like we have two petitions tonight on the docket. First on the agenda is BZA2021-7-SP for Chris Moore. Looks like a request for a special exception to put a mobile home in a residential area, single family R-1. So, Chris would you like to come up here and state your name and address for the record and tell us what you are looking to do?

BZA2021-7-SP

C. Moore: My name is Chris Moore, I want to put a trailer on some land.

Chairman Hawley: And what is your current address?

C. Moore: My address is 442 S 13th Street, Richmond, Indiana.

Chairman Hawley: Did you receive Article V, Conduct of Hearings?

C. Moore: Yes.

Chairman Hawley: So, it looks like we are trying to put a trailer on a residential lot in town, is that right?

C. Moore: Yes.

Chairman Hawley: So, I guess the only question that I have, that house that is shown on this map, that is no longer there is that correct?

C. Moore: No.

Chairman Hawley: Ok, that's what I was worried about, we're not trying to stack something in there on top of another house. So, is this going to be a newer home?

C. Moore: Yes, newer one or a used one.

D. Johnting: Do you know the years of what you were looking at?

C. Moore: The new one was a 2020, and the other one was pretty new, 2019.

Chairman Hawley: Do you know the dimensions of the trailer by any chance?

C. Moore: One is 1,050, and the other around 1,100.

D. Johnting: They will be over 950 square feet.

Chairman Hawley: Ok, thanks. Did anybody else have any questions for Mr. Moore this evening?

J. Hufford: Is there any other mobile homes in the area around there?

C. Moore: Yes, I have seen some around the area.

[Unknown]: Actually like right there at Cherry where his land is going to be, there's a mobile home directly in that street, and then when you go on the next street over there's probably four or five mobile homes. What he's trying to do is get a mobile home on his land, and then he actually wants to put a barn back there too. So, I think they said that when we went to look at barns, I think they said that we would need a permit for that too.

Chairman Hawley: Well, for tonight we can only just deal with just the mobile home right now, for the variance to put this in residential. We just need to make sure there are no problems with that.

B. Davis: Quick question, now that you brought up a possible barn, how big are these lots?

[Unknown] It's pretty big, what size was it?

D. Johnting: The measurements are on here, they are 50' by 142'.

B. Davis: Ok.

J. Peacock: So, the other mobile homes in the area, are they sitting lengthwise or are they long like the lot or are they going across, which would take up most of the width of the lot? I just wondered.

[Unknown] So, if this is the lot, most of the trailer homes sit like the long way.

J. Peacock: Ok.

[Unknown] So, he can get his put the long way too.

Chairman Hawley: Are there any other questions from the board tonight? Do you have any other statements you'd like to make?

[Unknown] Nope, I think that's it.

Chairman Hawley: Thank you very much. If you'd like to return to your seats. Do we have anybody else from the community who would like to speak? Seeing no one come forward...

B. Davis: I make a motion that we take a vote.

Chairman Hawley: I'll second that.

D. Johnting: Don Calhoun, yes, Jim Hufford, yes, Jason Hawley, yes, Bill Davis, yes, Bryn Albertson is absent, Jon Peacock, yes, and Drew Cleveland is absent. Motion approved.

Chairman Hawley: Congratulations. Thank you. Ok, next on the agenda we have BZA2021-9-SP, requesting a special exception to build a dog boarding kennel facility. Looks like it is for Kritsch? Christa and Trent. If you'd like to come forward and state your name for the record and tell us what you'd like to do.

C. Krtisch: My name is Christa Kritsch, and my address is 35 North 300 West, Winchester.

Chairman Hawley: Ok, it looks like we are just doing a boarding kennel again, basically the same floor plan that we had a couple of months ago. For those of you that weren't here for that, we did have this request, it looked like a really nice facility from all the blueprints that they presented. Is this the same floor plan from before?

C. Kritsch: I have it if you need it.

Chairman Hawley: I remember it, it looked like a really good facility. But I don't know if anybody else would like to see it?

B. Davis: Does the board have any questions, if not does anybody in the audience have any questions, do we need to go over this again, was everyone here?

J. Thornburg: My name is James Thornburg and my address is 3902 West 50 South, Winchester. And I just live around here.

Chairman Hawley: And did you understand the letter and what is going to be done there?

B. Davis: Christa, do you mind coming back up here again, we're playing musical chairs, and give a real brief summary on what you'd like to do so he can see just for the record? Trent, if you'd want to come up here so he can hear from you?

T. Kritsch: Oh, we can talk afterward. Well, basically, we gave him the paperwork so he could see that it's a 60' x 120' with a 24' x 24' office and then a carport to pull under. It's going to be in the extreme northeast corner of that 66 acres.

J. Thornburg: So, it will be right across from where the old building was that was torn down?

T. Kritsch: Yes, clear back toward the east end of it.

J. Peacock: So, that's right along Owen's property line, right?

T. Kritsch: Yes, right along the Goodrich farm, and yes, Owens would be to the west. Basically it would be at 400 West and Base Road if Base Road went all the way through.

J. Peacock: So there's a tree line back there, is that the fence line?

T. Kritsch: Yes, that would be the fence line.

J. Peacock: So, it would be right back that tree line right across from your dad's place.

Chairman Hawley: Does anybody else have any questions?

B. Davis: I make a motion that we take a roll call vote.

Chairman Hawley: I'll second that.

D. Johnting: Bill Davis, yes, Bryn Albertson, absent, Jon Peacock, yes, Drew Cleveland, absent, Don Calhoun, yes, Jim Hufford, yes, and Jason Hawley, yes. Motion approved.

Chairman Hawley: Congratulations!

C. Kritsch: Thank you.

Chairman Hawley: Alright, so is there any old business that we need to address tonight? Is there any new business? I understand that we might have something next month?

D. Johnting: We do already have something for next month.

Chairman Hawley: I move we adjourn for the evening.

B. Davis: So moved.

Chairman Hawley: All those in favor of adjournment this evening, say aye, all those opposed. Thank you very much ladies and gentlemen.

Jason Hawley, Chairman

Debra Johnting, Recording Secretary

Bill Davis, Vice Chairman