

MINUTES
WHITLEY COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
August 27, 2024
7:30 P.M.

Whitley County Government Center
Meeting Room A/B

MEMBERS	PRESENT	ABSENT	STAFF
Kelley Sheiss		X	Nathan Bilger
Danny Wilkinson	X		Brent Bockelman
Doug Wright	X		
Joe Wolf	X		LEGAL COUNSEL
Jack Green	X		Elizabeth Deckard

AUDIENCE MEMBERS

The list of audience members, in-person and electronic, is attached to these minutes. The signed guest list is kept on record.

CALL TO ORDER/ROLL CALL

Mr. Wilkinson called the meeting to order at 7:30 p.m. Mr. Bockelman read the roll call; the members present and absent are listed above.

CONSIDERATION OF PREVIOUS MEETING MINUTES

The minutes for the July meeting will be reviewed at the September meeting.

ADMINISTRATION OF OATH

Ms. Deckard provided the oath to the audience members wishing to speak.

OLD BUSINESS

24-W-VAR-13

Mary McOmber, owner of the subject property, is requesting a development standards variance of the required front setback for construction of a new home on the property located at 2332 E. Wilcken Road, in Section 11 of Thorncreek Township.

Mr. Bilger presented a summary of the staff report for the petition. He explained that, per the submitted site plan, the existing dwelling is to be removed and replaced with a new home. The new home has an 8'± front setback from the lake side property line, which is 4.2' further from the property line than the existing structure. The other proposed setbacks meet the code minimums. The properties in the area were shown as reference to show front setbacks nearby. Aerial views were provided to show the proposed project and location. Review criteria was discussed.

McKenna Chriswell and Mary McOmber, 2332 E. Wilcken Road, addressed the Board and explained the proposed project. She explained that they were wanting to demolish the existing home and build a new two-story home.

Mr. Bilger explained that a portion of the new structure would be in the flood plain and would need to be addressed during construction.

Mr. Wilkinson asked if anyone else wished to speak for or against the case. Hearing none, he closed the public hearing and asked for further discussion.

With there being no conditions of approval, Mr. Wilkinson asked for a vote. 24-W-VAR-13 was approved by a vote of 4-0.

NEW BUSINESS

OTHER BUSINESS

Mr. Bilger stated that a complaint had been made regarding an advertisement that E Brewing/Esterline Farms posted for events outside of the approved hours of operation in the existing Special Exception. Discussion was made regarding possible enforcement actions if the events take place.

Mr. Bilger discussed two properties in Larwill that were in violation of the zoning code for outdoor storage. The Town Council had requested enforcement for clean up of the property. The properties in question are zoned RR and GC. He asked for guidance on code interpretation and how to handle the enforcement. Photos were displayed to show comparison from previous year and current time. Discussion was made regarding the semi-trailers, box trucks, and vehicles on the property. Using the trailers for storage is a violation of the code. The interpretation of the code was made that outdoor storage is not permitted in this zoning district. Mr. Bilger stated that he would move forward with the notification.

ADJOURNMENT

Having no other business, Mr. Wilkinson adjourned the meeting at 8:03 P.M.

GUEST LIST

1. Mary McOmber2324 E. Wilcken Road
2. Holly Sherman2332 E. Wilcken Road
3. McKenna Chriswell2332 E. Wilcken Road
4. Nathan Lundy.....119 S. Main Street

GUEST LIST – ELECTRONIC