

MINUTES
SOUTH WHITLEY BOARD OF ZONING APPEALS
REGULAR MEETING
NOVEMBER 18, 2024
6:15 P.M.

SOUTH WHITLEY TOWN HALL
118 E. FRONT STREET

MEMBERS PRESENT

Frank Baldrige
Rod Hardesty, Chairman
Anna Simmons

MEMBERS ABSENT

Sherri Ayres
Doug Morrissey, Vice Chair

STAFF

Nathan Bilger

ATTORNEY

(absent)

(E)lectronic participant

AUDIENCE MEMBERS

Five visitors at the meeting signed the Guest List, which is included with the meeting minutes.

CALL TO ORDER/ROLL CALL

At Mr. Hardesty's request, Mr. Bilger called the meeting to order at 6:15 P.M. and read the roll call, with members present and absent listed above.

CONSIDERATION OF PREVIOUS MEETING MINUTES

Ms. Simmons made a motion to approve the October 21, 2024, meeting minutes as presented. Mr. Baldrige gave the second. The motion passed 3-0.

ADMINISTRATION OF THE OATH TO WITNESSES

Mr. Bilger administered the Oath to visitors who planned to speak at the meeting.

OLD BUSINESS

There was no old business.

NEW BUSINESS

1. 24-SW-VAR-1

Ag Plus, Inc., requested Variance approval for front yard and side yard setback distances for an accessory structure proposed to be located on the west side of Line Street, 480 feet south of First Street. Mr. Bilger explained the petitioner's intention to build an 84'x144' building on the footprint of two former buildings which, together, would have been a similar size. He stated that when structures are demolished, grandfathered standards become void. Mr. Bilger summarized the Staff Report and described that because the location was an existing industrial site and not near residential areas, no true negative impact was identified. There were no questions for Mr. Bilger. He requested to hear from the petitioner.

Jeff Mize, President and CEO at Ag Plus, stated that Mr. Bilger had accurately described the request. He said the proposed building is slightly longer than the former buildings had been, but the north and east setbacks were planned to be the same as previous. He confirmed for Mr. Hardesty that only Ag Plus vehicles would be driving through the property. (Staff note: Line Street does pass through the overall Ag Plus site.) After there were no further questions for Mr. Mize, Mr. Bilger asked if anyone else wished to speak. Hearing none, he closed the public hearing. Mr. Baldrige made a motion to approve 24-SW-VAR-1, as presented. Ms. Simmons gave the second; motion passed 3-0.

2. 24-SW-VAR-2

Bradley Timm requested approval of a side setback Variance for an addition to the detached garage located at 106 S. Main Street. Mr. Bilger reported the property was zoned Local Business, and he described the request for a 16'x30' addition to the north side of the existing garage, resulting in a 2' side setback. He pointed out that the east setback was legal non-conforming and permitted to be extended. Mr. Bilger stated the Code required 5' side and rear setback distances for accessory structures. He considered the use of the adjacent property and said the department did not identify any significant concerns regarding the proposal.

There were no questions for Mr. Bilger, and he requested to hear from the petitioner. Mr. Timm described that his intention was to add on to the garage for cold storage. He confirmed for Mr. Hardesty that he removed the items he had stored behind the garage (visible in the aerial photo) and planned to construct the addition in that location. Mr. Timm stated that he would not be tearing down the existing garage; if the Variance were approved, he would convert the existing window to a door that would enter into the addition. Mr. Bilger confirmed for Mr. Hardesty that the structure being two rooms was of no concern to the Planning Department. He stated that a building permit would be required. There were no further questions for Mr. Bilger. He asked if anyone else intended to speak with regard to the petition. Hearing none, he closed the public hearing. Mr. Baldrige made a motion to approve 24-SW-VAR-2 as presented. Ms. Simmons gave the second; motion passed 3-0.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

Mr. Hardesty made a motion to adjourn. Ms. Simmons gave the second, and the meeting was adjourned at 6:29 P.M.

GUEST LIST

1. Brad Timm 106 S. Main Street, South Whitley
2. Jeff Mize, Ag Plus 401 N. Main Street, South Whitley
3. Brent Tracey, Synergy Feeds 401 N. Main Street, South Whitley
4. Alice Hardesty 210 W. Poplar Street, South Whitley
5. Mike Reiff (contractor) 401 N. Main Street, South Whitley