

**MINUTES**  
**SOUTH WHITLEY BOARD OF ZONING APPEALS**  
**MONDAY, MAY 20, 2019**  
**6:15 P.M.**

**SOUTH WHITLEY TOWN HALL**  
**118 E. Front Street, South Whitley**

**MEMBERS PRESENT**

Frank Baldridge  
Rod Hardesty  
Doug Morrissey  
Wayne Swender

**STAFF**

Nathan Bilger

**MEMBERS ABSENT**

Tom Dome

**VISITORS**

Joel and Karla Yeager signed the guest list at the South Whitley Board of Zoning Appeals meeting.

**CALL TO ORDER**

The meeting was called to order at 6:15 p.m. by Mr. Swender.

**ROLL CALL**

Mr. Bilger read the roll call with those members present and absent being listed above.

**CONSIDERATION AND ADOPTION OF THE APRIL 15, 2019, BOARD OF ZONING APPEALS MEETING MINUTES**

Mr. Hardesty made a motion to approve the April 15, 2019, meeting minutes as presented. Mr. Morrissey seconded, and the motion carried with a vote of 4-0.

**OLD BUSINESS**

There was no old business to discuss.

## **NEW BUSINESS**

### **19-SW-VAR-1**

Joel and Karla Yeager requested a variance of a building line and setback to allow for construction of a detached storage building on their property at 5324 S. 600 West. The property is located on Lots 12 and 13 of Sugar Creek Estates. Mr. Bilger summarized the Staff Report. He explained that the petitioners are seeking to construct a 20'x26' building 17' from the right-of-way of 600W, while the required setback is 40' and platted setback is 50'. He indicated that the building would be located on an existing parking pad and that other possible locations on the property were either constrained by steep slopes, woods, and the location of well and septic, or could create more substantial impacts on the surrounding area. Mr. Hardesty asked about the impact on traffic and drainage along 600W, and Mr. Bilger responded that the building would be located far enough away to not affect the existing drainage ditch along the road.

The Yeagers were present to describe their proposal to the Board. They agreed with the Staff Report that the placement of the building would be impossible in many places on the property. Mr. Swender inquired about the purpose of the building. Mr. Yeager responded that it would be storage and a sort of "man cave".

Mr. Swender opened the public hearing, and having no one present to speak, he closed the public hearing. Mr. Hardesty made a motion to approve the variance as presented. Mr. Morrissey seconded the motion, and the motion carried 4-0.

## **OTHER BUSINESS**

Mr. Bilger reminded the members about the joint BZA training session scheduled for May 22.

## **ADJOURNMENT**

There being no further business to discuss, Mr. Hardesty made a motion to adjourn the meeting. Mr. Baldrige seconded, and the motion carried with a vote of 4-0. The meeting was adjourned at 6:22 p.m.