

**MINUTES**  
**COLUMBIA CITY BOARD OF ZONING APPEALS**  
**REGULAR MEETING**  
**OCTOBER 3, 2023**  
**7:00 P.M.**

**WHITLEY COUNTY GOVERNMENT CENTER**  
**MEETING ROOM A/B, LOWER LEVEL**

**MEMBERS PRESENT**

Stacey Dumbacher  
Cathy Gardner  
Jon Kissinger, Chairman  
Anthony Romano, Vice Chair (E)  
Dennis Warnick

**MEMBERS ABSENT**

**STAFF**

Nathan Bilger

**ATTORNEY**

Dawn Boyd

(E)lectronic participant

**AUDIENCE MEMBERS**

Three visitors signed the Guest List at the meeting. There were no attendees on the webcast. A Guest List is included with the minutes of this meeting.

**CALL TO ORDER/ROLL CALL/INTRODUCTIONS**

Mr. Kissinger called the meeting to order at 7:00 P.M. Mr. Bilger read the roll with members present and absent listed above.

**CONSIDERATION OF PREVIOUS MEETING MINUTES**

The July minutes had been tabled from the September meeting. Mr. Warnick made a motion to approve the July minutes as presented. Ms. Dumbacher gave the second; by roll call vote, the motion passed 4-0-1. Ms. Gardner abstained due to not having been present at the July meeting.

**ADMINISTRATION OF OATH**

Ms. Boyd administered the Oath to visitors planning to speak at the meeting.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

**1. 23-C-VAR-6**

Dwayne and Terenna Flauding requested Variance approval for a side yard setback in order to construct a detached garage at 350 N. Walnut Street. Mr. Bilger summarized the Staff Report and described the proposal for a 20'x26' detached garage with a 1'± side setback; the building location was selected in order to avoid interfering with a gas line located in the middle of the property. He pointed out that the existing privacy fence will be removed to allow for the construction of the building, but the fence will be reinstalled in the same

location post-construction. There were no questions for Mr. Bilger, and Mr. Kissinger requested to hear from the petitioner.

Greg Hockemeyer, attorney, was present on behalf of the property owners. He explained that the Flaudings had investigated relocating the gas line in order to construct the building in a more suitable location, but the cost was impractical and would have been very disruptive to the property. Mr. Hockemeyer directed the Board's attention to a letter they received from the northern neighbor who expressed being in support of the project. Ms. Gardner pointed out that the setback is measured from the foundation of the building, and she asked if the roof would have an overhang and gutters. Terenna Flauding was present and replied there would not be an overhang or gutter on the north side of the building, and she confirmed that runoff from the roof would fall onto her property. Ms. Gardner stated that she appreciated having the survey and the letter from the neighbor because these documents addressed her main concerns. Mr. Bilger added that a neighbor north of the alley had verbally expressed his support for the proposal and had offered to speak at the meeting if any negative comments had been received, but Staff had not received any other comments. There were no further questions from the Board. No other guests wished to speak, and Mr. Kissinger closed the public hearing. Ms. Gardner made a motion to approve 23-C-VAR-6, as submitted. Mr. Warnick gave the second; motion passed 5-0, by roll call vote.

#### **OTHER BUSINESS**

Mr. Bilger distributed a list of proposed meeting dates for 2024 and pointed out conflicts and potential solutions. The members conceded to accept the calendar as presented.

Mr. Bilger reminded the Board of the upcoming joint training session scheduled for October 30<sup>th</sup>.

#### **ADJOURNMENT**

There being no further business, Mr. Warnick made a motion to adjourn. Ms. Gardner gave the second, and the meeting was adjourned at 7:22 P.M.

#### **GUEST LIST**

1. Greg Hockemeyer ..... 116 N. Chauncey Street, Columbia City
2. Terenna Flauding ..... 350 N. Walnut Street, Columbia City
3. Dwayne Flauding ..... 350 N. Walnut Street, Columbia City

#### **GUEST LIST (WEBCAST)**

4. None.