



City of Tipton Board of Zoning Appeals Minutes February 18, 2021

(Continuation from February 10, 2021)

The City of Tipton Board of Zoning Appeals continued its regularly scheduled meeting of Wednesday, February 10, 2021 on Thursday February 18, 2021. The meeting was called to order by Michelle Owens at 4:14 p.m. The meeting was held in the 1st Floor Meeting Room of the Tipton County Courthouse located at 101 East Jefferson Street, Tipton, Indiana.

Roll Call

Members present: Roberta Heinzmann, Michelle Owens, Adrian Roach, Robert Cochrane and Kindra Tragesser. It was noted that Mayor Tom Dolezal has appointed Robert Cochrane to replace Jake Heard and appointed Kindra Tragesser as an alternate for Christina Kring during her maternity leave.

Members absent: None.

Staff present: Steve Niblick, David Langolf Smith and Judy Coker.

Staff absent: None.

Public Hearing Continuation

a) CTI-V-06-21 St John the Baptist development standard variances continuation from February 10, 2021.

Steve Goffinet came forward to present the new information for the continued petition request.

Andy Guljas came forward to point out that they have preserved nine feet of the sidewalk, have expanded the building to accommodate handicap accessible restrooms, and added a larger vestibule so that parishioners are not congregating in the main part of the church. Andy Guljas stated that they have also made accommodations for a future elevator to go up to the balcony. Andy Guljas explained that there were several traditional features from the previous church that they wanted to incorporate into the design of the new church.

Adrian Roach asked if the variance was mainly to accommodate the steps. Steve Goffinet explained that the additional portion of the church is 10 inches to the east, not including the steps.

Roberta Heinzmann asked what the additional size of steps was going out towards Mill Street. Steve Goffinet stated that it was three feet.

Roberta Heinzmann asked where the location of the future elevator was on the plans. Andy Guljas came forward to indicate on the site plan the future location of the elevator.

Robert Cochrane asked what the seating capacity would be of the new church. Steve Goffinet stated that the seating capacity would be 500, but that they advertise at 450. Steve Goffinet explained that they would use all of the existing pews but would refigure them.

Roberta Heinzmann asked if there would be any entrances or exits on the west side of the building. Steve Goffinet explained that there are no doors, but there are screened walls around mechanical units that screen for noise, security, and visual.

Roberta Heinzmann asked why they are requesting additional variances from the ones that were granted in 2017 since the number of parishioners is remaining the same. Steve Goffinet responded that they are slightly enlarging the building so that they may meet some program requirements, such as: restrooms, ADA accessibility, diocese requirements, and technical requirements, such as thickness of materials that has changed.


Roberta Heinzmann asked where the handicap accessible doors would be located. Steve Goffinet responded that those doors would be located on the north and south side of the building. Steve Goffinet explained that the handicap parking spaces would be located on the south side of the building, and there will be more than what are required. They will also have two more handicap spaces located on the north side of the building off the alley, for a total of eight spaces.

Kindra Tragesser asked if the side entrances would take the bulk of the load for people entering and exiting the church. Steve Goffinet responded that the goal is that the doors on the northwest and south west side would be set up as fire entrances but would still be handicap accessible.


David Smith asked if maintaining the same capacity or less than the historic building would be considered an essential function for maintaining the use of the building as a religious institution. Andy Guljas responded that if they shrink the size of the church, they might have to add another mass to cover the same number of parishioners. Andy Guljas explained that they have rules that limit how many masses the Father could say every weekend. Andy Guljas explained that they also had to expand the room for the pews based on current code so that they may still serve the same number of parishioners.

After discussion by the board, Michelle Owens made a motion to approve the two variances as presented; seconded by Adrian Roach. Motion carried 5-0.


With no further business, Adrian Roach made a motion to adjourn at 4:53 pm; seconded by Roberta Heinzmann. Motion carried 5-0.




Chair



Date



Executive Director



Date