

Minutes June 2, 2021 Tipton County Board of Zoning Appeals

The Tipton County Board of Zoning Appeals held its regular meeting on Wednesday, June 2, 2021, at 7:00 pm, in the 1st Floor Meeting Room of the Tipton County Courthouse, 101 East Jefferson Street, Tipton, Indiana.

Call to Order

Chairman Joe Mahaney called the meeting to order at 7:00 p.m.

Roll Call

Members in attendance: Joe Mahaney, Bob Powell, Grant Dunn, Scot Gasho and Gary David.

Members absent: none.

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

Staff absent: none.

Modifications to Agenda / Agenda Summation

None.

Approval of Minutes

a) March 3, 2021 Minutes

Bob Powell made a motion to approve the minutes of March 3, 2021, with one correction; seconded by Scot Gasho. Motion carried 5-0.

Public Hearings

Mark McQuinn was not in attendance so CO-V-18-21 was called up first.

b) CO-V-18-21 Cripe use variance

Wade Cripe came forward to present the petition.

Gary David asked if there was a well and septic present onsite. Wade Cripe responded that the septic has been installed and the well will be installed soon.

Scot Gasho asked how many square feet the living quarters would have. Wade Cripe responded that the living quarters would be 900 to 1100 square feet.

Scot Gasho asked how the space for living quarters would be split up. Wade Cripe responded that there would be a living room, bathroom, bedroom and kitchen.

Bob Powell asked if the living area would face SR 28. Wade Cripe responded that the living quarters would face the south and run across the back of the building, 16'x 60'.

Scot Gasho asked if adding the living space was an after-thought to the construction of the building. Wade Cripe stated that it was an after-thought because his business has changed so much since beginning to construct the building. Wade Cripe explained that they have needed to do more online auctions since last year, which requires more of his time.

Bob Powell asked if the gas tank and gas business is far enough from the living quarters that it would not affect the space. Wade Cripe responded that they are pretty far away from the tanks. Wade Cripe responded that there is also a pipeline that runs through the property and that they have made sure to stay away from the setbacks for that as well.

David Smith clarified for the board that the living quarters being described fits the definition of an accessory apartment. David Smith explained that this would still need a variance but clarifies that this living space would be for part-time use for employees only and would not be able to be rented out or sold as a residence.

Scot Gasho asked what type of equipment would be stored in the barn. Wade Cripe responded that it would just be typical household items.

Scot Gasho asked if there would be anything stored with fuel. Wade Cripe responded that anything with fuel would only be stored in the building for a short time, and that these items are generally stored outside.

Joe Mahaney reviewed the definition of an accessory apartment, and agreed that this description fits the petitioner's request, except for the zoning.

David Smith explained that labeling this as an accessory apartment would help the board to place limitations on how the property could be utilized in the future, and stipulate that this use could not be expanded by any future owner.

Steve Niblick provided a staff report for the petition.

Joe Mahaney opened the public hearing. No one came forward to speak. The public hearing was closed.

Scot Gasho made a motion to approve the petition with the condition that the residential use shall be only for auction business owner or employee occupation; seconded by Gary David. Motion carried 5-0.

Mark McQuinn entered the audience.

a) CO-V-17-21 McQuinn development standard variance
Mark McQuinn came forward to present the petition.

Steve Niblick provided the staff report for the petition.

Bob Powell asked Steve Niblick to explain the intent of the ordinance that prohibits accessory building to be placed in the front setback. Steve Niblick responded that this ordinance is to ensure that the principal use of the property is the primary focus of the property, with garages and pole barns are subordinate to that main use.

Discussion ensued concerning the ordinance and possibly looking at changing it in the future.

Gary David asked how far the house is off the road. Scot Gasho responded that the house is 235'.

Bob Powell asked if the driveway goes into the present garage. Mark McQuinn responded that it does.

Bob Powell asked if the present attached garage is built in front of the living quarters. Mark McQuinn responded that it does.

Discussion ensued about the ordinance prohibiting accessory structures in the front setback.

Joe Mahaney asked if the new garage would look like the existing house. Mark McQuinn responded that it will have stone finishes to look like the existing house.

Bob Powell asked if it would have a sidewalk and a covered walkway to go to the house. Mark McQuinn responded that they could not find a way to connect the house and the garage with a breezeway, but there will be a sidewalk/driveway to allow access.

Joe Mahaney opened the public hearing. No one came forward to speak. With no further public comments, Joe Mahaney closed the public hearing.

The board members discussed the petition.

There was no further discussion, Bob Powell made a motion to approve the petition as presented; seconded by Grant Dunn. Motion carried 4-1.

Old Business

a) CO-V-9-21 George findings of fact

Bob Powell made a motion to approve the findings of fact as presented; seconded by Scot Gasho. Motion carried 5-0.

b) CO-V-10-21 Hobbs findings of fact

Bob Powell made a motion to approve the findings of fact as presented; seconded by Scot Gasho. Motion carried 5-0.

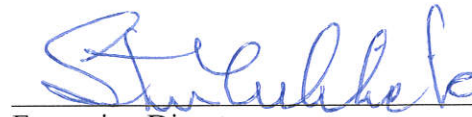
New Business

None.

Adjournment

There being no further business, Bob Powell made a motion to adjourn the meeting at 7:45 pm; seconded by Grant Dunn. Motion carried 5-0.


Chairman


Executive Director

8-4-2021
Date

8-4-2021
Date