



JOHNSON COUNTY

Department of Planning and Zoning
86 West Court Street
Courthouse Annex
Franklin, Indiana 46131

Phone: (317) 346-4350
Fax: (317) 736-4722
www.co.johnson.in.us

MEETING AGENDA

Johnson County Board of Zoning Appeals
May 23, 2023, 7:00 PM
Public Auditorium, West Annex Building
86 West Court Street, Franklin, Indiana

CALL TO ORDER

ROLL CALL

APPROVAL of MINUTES

Approval of minutes from the April 25, 2023 meeting.

PUBLIC HEARINGS

-CONTINUED PETITIONS

None.

-NEW PETITIONS

V-5-23. Hoosier Trapper Supply, INC. 1121 N. Matthews Road, Greenwood..... Page 3

Approval to modify a site plan of an approved Use Variance (V-19-87)/Special Exception (SP-10-80) to allow for a 40' X 64' building addition.

OLD BUSINESS

None.

NEW BUSINESS

None.

REPORTS AND RECOMMENDATIONS

None.

ADJOURNMENT

The next regular meeting of the Johnson County Board of Zoning Appeals is scheduled for Tuesday, June 27, 2023 at 7:00 PM.

- - -



Staff Report

CASE NUMBER: V-5-23
ADDRESS: 1121 N. Matthews Road, Greenwood
PETITIONER: Hoosier Trapper Supply, Inc; Charles Masheck

REQUEST

Approval to modify a site plan of an approved Use Variance (V-19-87)/Special Exception (SP-10-80) to allow for a 40' X 64' building addition.

STAFF RECOMMENDATION

Staff recommends **approval** of this request.

PROPERTY DESCRIPTION

This 1.572-acre site is zoned A-1 (Agricultural) and is improved with a commercial building. It was once part of 4.72 acres to the northeast, which is improved with a dwelling.

The site is surrounded by parcels of similar size with single-family dwellings and agricultural used properties. All surrounding properties are zoned A-1.

VARIANCE REQUEST

This request is to modify an approved site plan of an existing Use Variance, V-19-87, which also is a modification of an approved Special Exception (SP-10-80). The approved Use Variance/Special Exception has allowed this property and structure to be used for commercial sales of trapping supplies, outdoor-related equipment, and the purchasing and processing of fur.

In 1980, the applicant and his father sought approval for retail sale in 2,100 square foot building. In 1987 they sought approval for a building addition of about 2,000 more square feet. No further petitions have been sought since then.

The applicant has stated no changes to their general Plan of Operation. However since both historical cases did not have a Plan Of Operation, Staff asked for one to be included in this petition for reference. It is included in this staff report.

The application is seeking approval for an addition to the building to expand its operation. The addition will be 40' X 64'; 2,560 square feet on the east side of the building.

Staff recommends approval subject to substantial compliance with the new site plan.

GENERAL INFORMATION

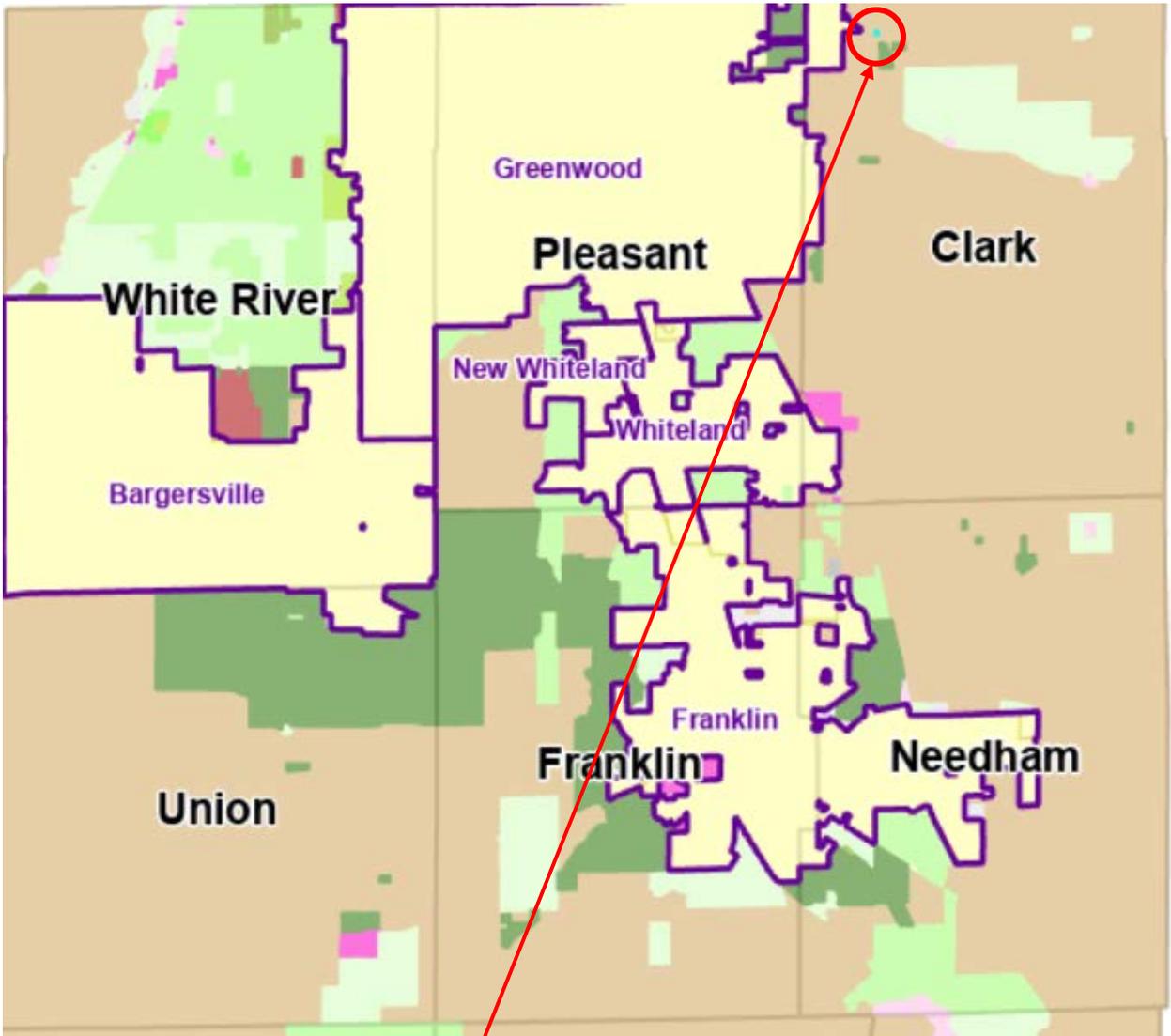
Applicant: Charles Masheck, Hoosiertrapper@gmail.com
1121 N. Matthews Road
Greenwood IN 46143

Owner: Same

Current Zoning: A-1 (Agricultural)
Existing Land Use: commercial retail
Future Land Use: Agricultural

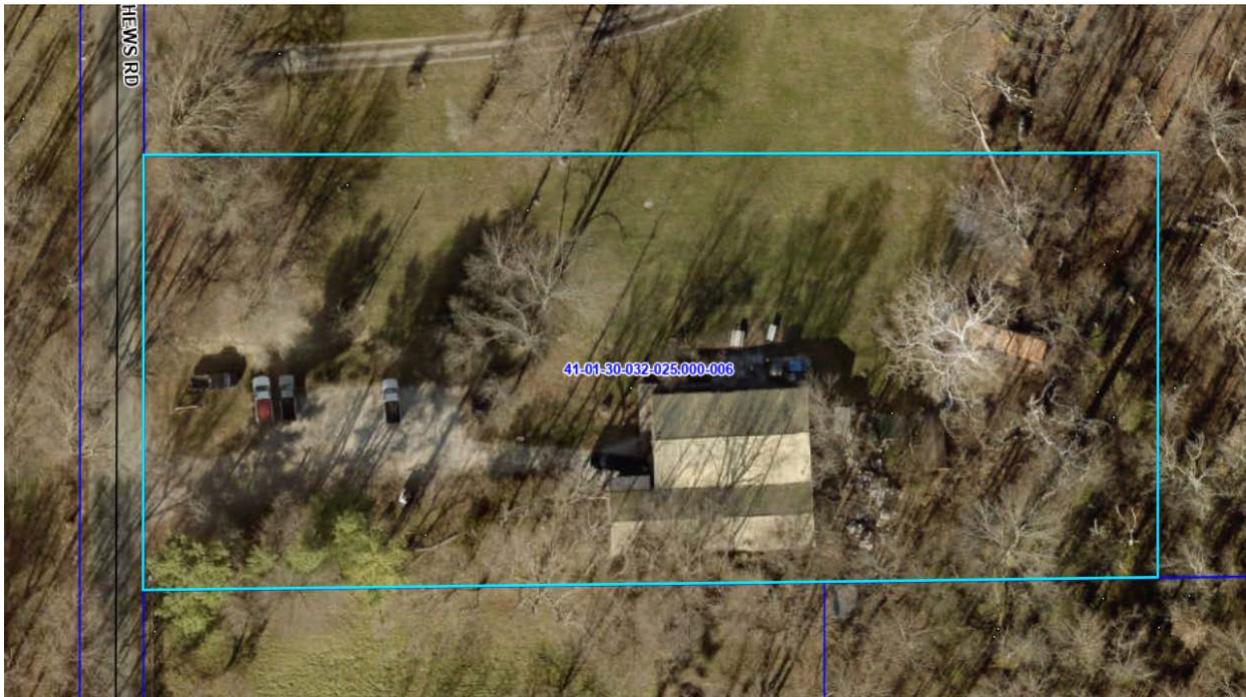
-MNH

V-5-23 Base Map

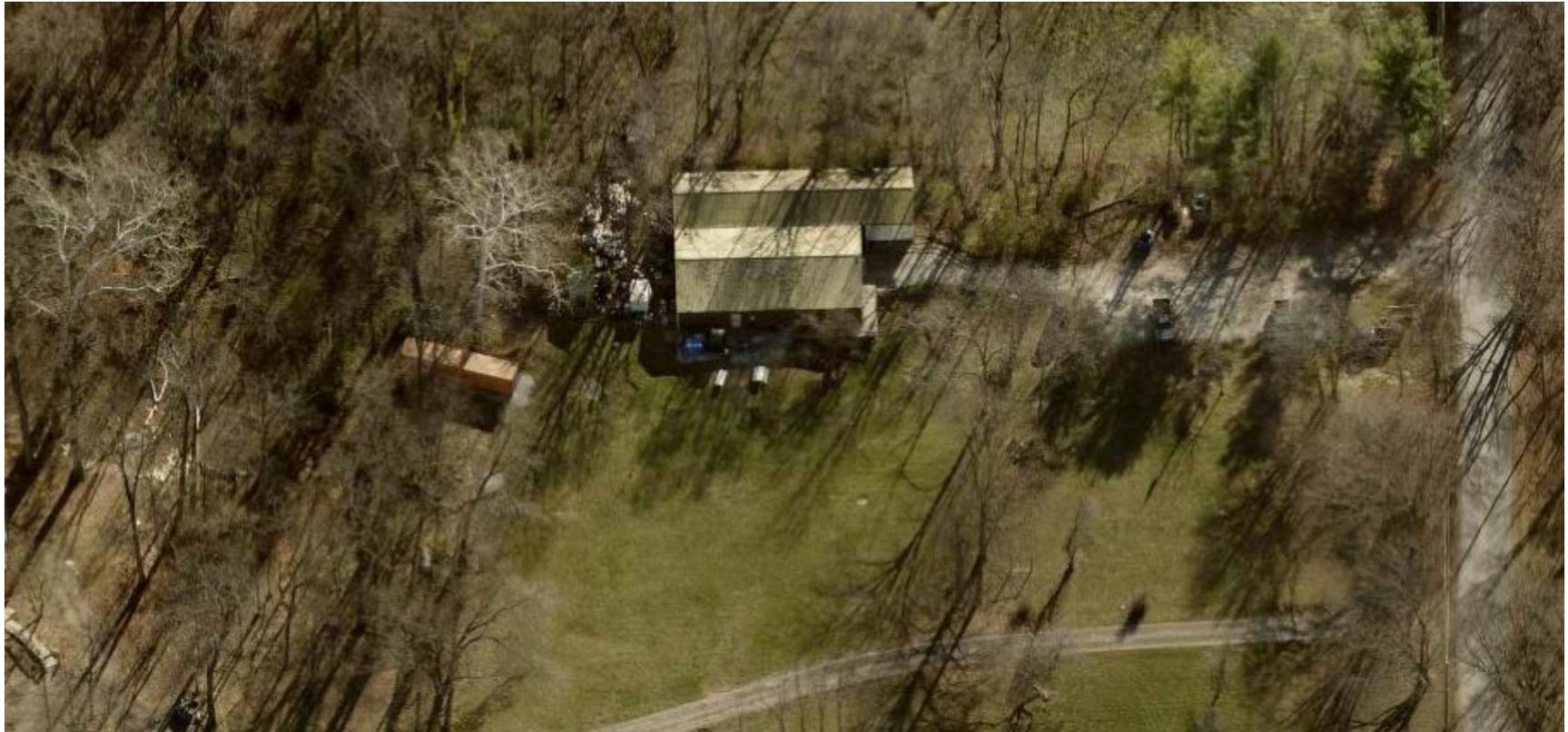


SUBJECT PROPERTY

V-5-23 Base Map II

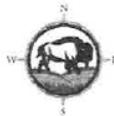
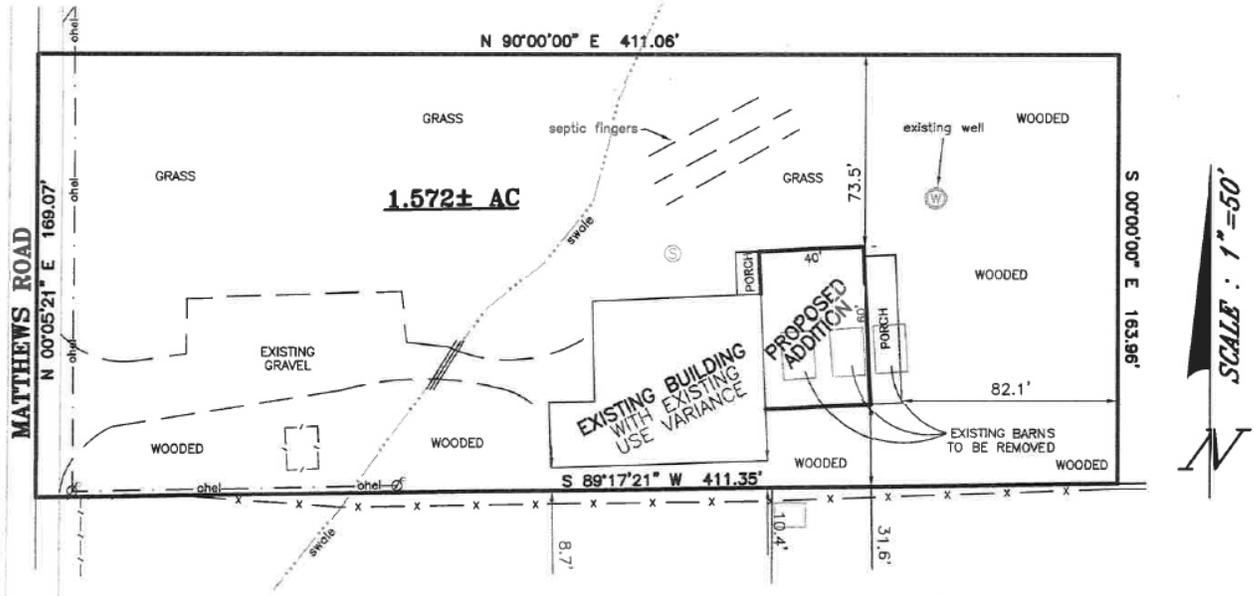


V-5-23 BIRDS EYE VIEW



V-5-23 SITE PLAN

HOOSIER TRAPPER SUPPLY
1121 N. MATTHEW ROAD, GREENWOOD, IN 46143
USE VARIANCE EXHIBIT



BARKOCY

SURVEYING INC.
PROFESSIONAL LAND SURVEYING & LAND DEVELOPMENT SERVICES
4800 WEST SMITH VALLEY ROAD, SUITE O GREENWOOD, IN 46142
OFFICE: 317-881-3888 WWW.BARKOCYSURVEYING.COM

V-5-23 Plan of Operation

Plan of Operation for: Hoosier Trapper Supply, Inc

Address: 1121 N. Matthews Rd
Greenwood, IN 46143

Description of Use:

Sale of Trapping Supplies
Fur Tanning & Taxidermy

Hours of Operation:

10:00 - 5:30 M-F
10:00 - 1:00 Sat
Closed Sundays

Number of Employees:

4-5

Structure(s) for use:

2 connected Buildings
one Built in 1980
" " " 1987
Both used as described above

Description of outdoor use and location:

Customer/clientele/patron characteristics:

Outdoor people

Parking and parking surface:

Gravel Parking - same since 1980
Lot

Deliveries:

P.O., UPS, Truck
USPS

Waste:

Republic Services - weekly
Standard Fertilizer - as needed/seasmod

CASE NO. 7-15-80
SP-10-80

JOHNSON COUNTY PLAN COMMISSION
JOHNSON COUNTY BOARD OF ZONING APPEALS

Amendment

APPLICATION FOR
Home Occupation

FROM THE REQUIREMENTS OF THE ZONING ORDINANCE

(See Instructions reverse side)

Applicant: Hoosier Trapper Supply, Inc.

Phone: 881-3075 Address of Applicant: R#1 Box 36-B Greenwood

Owner: Rev + Mrs Charles L. Masheck Address: R#1 Box 36-B Greenwood

Premises Affected: Lot No. Section 30 in Rocklaxs Area

Addition. Street No. Matthews Rd (400 E) north of

Other description: Rocklaxs Rd.

Date Lot of Record: _____ Zoning Classification A-1

Detailed Statement of Variance applied for and reasons necessitating _____

Plan to build a metal building on S.W
Corner of acreage 162 feet from road (400E)
Building will be used to house the Hoosier
Trapper Supply, Inc. for wholesale/retail sale
of trapping supplies & outdoor-related equip-
ment. The seasonal purchasing and
processing of fur will be included in
the use of the building.

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Rev Charles L. Masheck
Applicant



State of Indiana }
County of Johnson } SS:

Subscribed and sworn to before me this 16th day of June, 1980.

Alice J. Cox
NOTARY PUBLIC
Alice J. Cox, Resident of Johnson County

My Commission expires: September 25, 1980.

FEE of \$ _____ TO ACCOMPANY THIS APPLICATION.

Meeting Minutes from BZA Mgt. 7-1-1980 for SP-10-80

not the intent of the remonstrators to deny a person to earn his livelihood. It is their concern to protect the neighborhood. Mr. Fredbeck presented to the board a remonstrance petition with over forty signatures of residents in the area. It is the remonstrators feeling that the petitioner has not met with the criteria set forth by the zoning board, Fredbeck said. He said that technically the petitioner has not complied with the variance requirements which requires that a plat showing the surrounding area be submitted with the variance application. Mr. Fredbeck stated that the proposal for the use of the land would be detrimental to the adjoining property owners, would increase the traffic flow on CR 400S, and would alter land characteristics of the value of the property. We would request that the application for the variance be denied for those reasons, he said. Martin Robertson made a motion to deny the application for a variance because it does not meet the requirements set out in the master plan under section 503.1 through 503.5. The motion was seconded by Jewell Hensley. Motion carried unanimously. Steve Huddleston advised Mrs. Shultz that no repair work should be done in the garage or it would be against the zoning ordinance.

Amended to SP-10-80

V-13-80...HOOSIER TRAPPER SUPPLY, INC., R.R.#1, BOX 36B, GREENWOOD,

INDIANA - Petition reads: Plan to build a metal building on S.W. corner of acreage 162 feet from CR 400E. Building will be used to house the Hoosier Trapper Supply, Inc. for wholesale - retail sale of trapping supplies and outdoor related equipment. The Seasonal purchasing and processing of fur will be included in the use of the building. This is zoned A-1 in Clark Township. (Rev. Charles L. Masheck, property owner and father; Charles P. Maschek, owner of Hoosier Trapper Supply, Inc., and son)

Rev. Charles L. Masheck and Charles P. Maschek were sworn in by attorney Steve Huddleston. Rev. Masheck stated that this is a seasonal business (mostly in November, December, and January). The building will be 190 feet from CR 400E. and will be 36 feet from the south property line with a buffer of trees between the properties. The site has been inspected by

John Bonsett, director of environmental health. There is approximately six acres with the building being located in a semi wooded area. The building will be 35' x 60' metal pole barn with an office in the barn and in the house. A driveway will be constructed to the building. There will be a pick up service for the animal carcasses. Charles P. Masheck stated that it might be possible that spot labor would be needed outside the six member family. James Jones made a motion to approve the variance. Frank Martin stated that the petition meets the home occupation as a special exception rather than a variance. Martin Robertson stated that the petition could be amended to a special exception. Rev. Charles L. Masheck requested that the variance application be amended to read special exception for a home occupation. James Jones rescinded his motion for the variance approval. Martin Robertson seconded the rescission. James Jones made a motion to approve the special exception SP-11-80 because it meets requirements 312.1 through 312.5 and 504.1 through 504.7 with the following stipulations: 1. the approved building which is 35'x60' will be used only for the requested use as a wholesale - retail sales outlet for trapping equipment and related outdoor equipment and for the buying and processing of furs; 2. that the fur bearing carcasses after being skinned will be disposed of by pick up by fertilizer truck; and 3. this special exception is granted to Hoosier Trapper Supply, Inc. by Rev. Charles L. Masheck only and is not transferrable with the sale of the property. Martin Robertson seconded the motion. Motion carried unanimously.

GARY BARGER, R.R.#2, TRAFALGAR, INDIANA - Mr. Barger was not on the July agenda but came before the board concerning an illegally parked mobile home in his community. He stated that about one year ago a trailer permit was issued to Jim Hollandbeck (Mr. Barger's brother-in-law). He lived there about 2½ months and then left, leaving the trailer there with junk, cardboard, tin, underskirting that was never put on, junk cars, and is gone all winter never coming back to clean up the place. Then late this spring he supposedly sold the mobile home to a family and they are living there now.

JOHNSON COUNTY PLAN COMMISSION OFFICE
JOHNSON COUNTY BOARD OF ZONING APPEALS
APPLICATION FOR

Variance

from the requirements of the Zoning Ordinance

(See reverse side for instructions)

APPLICANT'S NAME Hoosier Trapper Supply, Inc PHONE NO. 881-3075

APPLICANT'S HOME ADDRESS 1155 N. Matthews Rd., Greenwood, 46143

OWNER'S NAME Edith C. Masheck
(if other than applicant)

OWNER'S ADDRESS 1155 N. Matthews Rd., Greenwood, 46143

PREMISES AFFECTED: (give general location of property (Lot number if in subdivision)
Road number and Township Section number.

Rd 400E - section 30, Hoosier Trapper Supply, Inc is located
1 mile North of Rocklane Rd on 400E, 400E is located
5 miles East of Greenwood

TOWNSHIP Clark ZONING CLASSIFICATION A-1

DETAILED STATEMENT OF REASON(S) FOR APPLYING FOR VARIANCE OR SPECIAL EXCEPTION:

Plan to build on to our existing building which houses
Hoosier Trapper Supply Inc.. The new building (addition)
will be used for the same purpose as our existing
building; the sale of trapping supplies & outdoor related
equipment & the seasonal purchase & processing of Fur

The above information and attached exhibits, to my knowledge and belief, are true and correct.



Edith C. Masheck
Signature of Applicant

Edith C. Masheck
Signature of Owner if other than Applicant

State of Indiana
County of Johnson

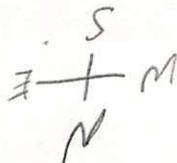
} SS:

Subscribed and sworn to before me this 24th day of April, 19 87

My Comm. expires: Aug 28, 1988

Mary Lou Jones MARY LOU JONES
NOTARY PUBLIC

Hoosier Trapper Supply, Inc.
 Charles P. Masheck
 Edith C. Masheck



PETITION FOR VARIANCE (OF USE)

CAUSE NUMBER V-19-87
JOHNSON COUNTY BOARD OF ZONING APPEALS

FINDINGS AND ORDER

Comes now the Johnson County Board of Zoning Appeals and finds that the following must be proven for approval:

(1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community;

(2) the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;

(3) the need for the variance arises from some condition peculiar to the property involved;

(4) the strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought; and

(5) the approval does not interfere substantially with the comprehensive plan adopted under I. C. 36-7-4-500 et seq.

It is now hereby FOUND AND ORDERED:

1. That the Petitioners ~~have~~ ~~not~~ met the requirements set out in Number(s) 1-5 above. Therefore, the Board of Zoning Appeals of Johnson County, Indiana, ~~does~~ ~~not~~ have the power to authorize the requested variance.

2. The Petition for Variance is, therefore, hereby ~~denied~~ approved.

DATED this 12th day of May, 1987.

x Mark McCarty
Mark McCarty, Chairman
Johnson County Board of Zoning Appeals

Meeting Minutes from BZA Mgt 5-12-87 on V-19-87

V-19-87...HOOSIER TRAPPER SUPPLY, INC., 1155 N. Matthews Road, Greenwood. Petition reads, "Plan to build on to our existing building which houses Hoosier Trapper Supply, Inc. The new building (addition) will be used for the same purpose as our existing building; the sale of trapping supplies, and outdoor related equipment and the seasonal purchase and processing of fur." Located on C.R. 400E in Section 30 of Clark Twp.

The petitioners appeared and described their business. The builder of the proposed addition explained the construction and roof drainage.

Steve Miller moved to approve. Denzil Marten seconded. All were in favor.

Denzil Marten moved to adjourn. Steve Miller seconded. All were in favor.



Mark McCarty, Chairman



Merrill Kelsay, Secretary