

Johnson County Board of Zoning Appeals

January 25, 2022 Meeting Minutes

The Johnson County Board of Zoning Appeals met on Tuesday, January 25, 2022 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 7:06 PM by Attorney Jacob Bowman.

I. ROLL CALL:

Present: Chad Bowman, Chris Campbell, Charlie Canary, James Kaylor and Steve Powell, Attorney Jacob Bowman (Legal Counsel - not voting), Michele Hansard (Director - not voting), Rachael Schaefer (Planner – not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Paul Clodfelter (Alternate)

II. ELECTION OF OFFICERS FOR 2022:

Motion: To appoint Chris Campbell as Chairman for 2022. **Moved** by Chad Bowman. **Seconded** by Charlie Canary. **Yes:** Bowman, Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

Motion: To appoint Charlie Canary as Vice Chairman for 2022. **Moved** by James Kaylor. **Seconded** by Steve Powell. **Yes:** Bowman, Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

Motion: To renew Steve Powell as Secretary for 2022. **Moved** by James Kaylor. **Seconded** by Chad Bowman. **Yes:** Bowman, Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

Motion: To renew Angela Olson as Recording Secretary for 2022. **Moved** by Charlie Canary. **Seconded** by Chad Bowman. **Yes:** Bowman, Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

III. LEGAL COUNSEL CONTRACT:

Chairman Chris Campbell advised the board members that Williams, Barrett and Wilkowski had presented their proposed legal counsel contract for the same amount for 2022 and called for a motion.

Motion: Approval of proposed legal counsel contract for 2022. **Moved** by Chad Bowman. **Seconded** by James Kaylor. **Yes:** Bowman, Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

IV. APPROVAL OF MEETING MINUTES:

Chairman Chris Campbell called for a motion to approve the December 28, 2021 Board of Zoning Appeals meeting minutes.

Motion: Approval of December 28, 2021 Board of Zoning Appeals meeting minutes. **Moved** by James Kaylor. **Seconded** by Chad Bowman. **Yes:** Bowman, Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

V. PUBLIC HEARINGS:

V-24-17; E-Z Life Properties, LLC – Variance of Use Modification Request. 8038 S. 250 W.

Staff presented findings and facts to the board and recommended approval of this request.

Staff provided the board members with correspondence (**Exhibit**) from Remonstrator Charles Kornbroke (8016 S. 250 W., Trafalgar 46181) addressing his opposed views and concerns regarding property value, nature of area, and erosion.

Petitioner Robert Hicks (7701 Timber Cliff Ln., Trafalgar 46181) was present to speak and address concerns.

Board members asked questions and expressed concerns which were addressed by the Petitioner and staff as follows:

- Q. Board member Steve Powell asked staff for clarification on the existing buildings and new purposed building?

A. Staff explained that all existing buildings would remain and where the new purposed building would go.
- Q. Board member Chad Bowman inquired as to whether or not the location was being used for inside boat storage only?

A. Yes.
- Q. Board member Chad Bowman inquired as to whether or not there would be any circumstance that a boat would be store outside?

A. Nothing overnight. A boat may be outside temporarily due to be dropped off and placed in the storage area yet.
- Q. Board member Charlie Canary asked how far the new purposed barn would be from the roadway?

A. Petitioner pointed out visually where the new purposed barn would be located.

- Board member Charlie Canary expressed his concerns regarding erosion control, roadside drainage and ditch concerns.
- Q. Board member Steve Powell asked for clarification on prior variance request and new variance request?
A. Staff provided a brief explanation.
- Q. Board member Chris Campbell inquired as to the size of the large existing barn and the height of the new purposed barn?
A. Size – 60x189; Height – 16 ft.
- Q. Board member Chris Campbell inquired as to what is preventing the new purposed barn to the west of the existing barn?
A. The amount of land and terrain falls to the west there.
- Board members discussed whether or not the new purposed barn would cause any safety concerns being located on the curve.

Motion: To approve V-24-17 to allow modification of a site plan of an approved Use Variance of indoor boat storage facility granted September 26, 2017 and Petitioner's Findings of Facts.

Moved by Chad Bowman. **Seconded** by Charlie Canary. **Yes:** Bowman, Canary and Powell. **No:** Campbell and Kaylor. **Motion approved 3-2.**

V-1-22; JBJ Industries, LLC/Fathouse Fabrications – Variance of Use and Development Standards. 3477 S. 200 E.

Staff advised the board members that this matter has been automatically continued to the February 22, 2022 meeting.

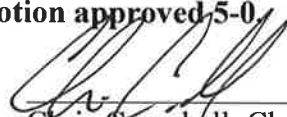
VI. ADJOURNMENT:

Chairman Chris Campbell called for a motion to adjourn the meeting at 7:46 PM

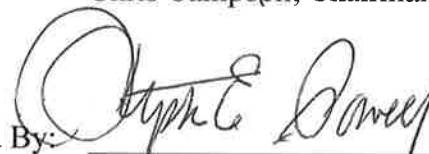
Motion: Adjourn the meeting. **Moved** by Chad Bowman. **Seconded** by James Kaylor. **Yes:** Bowman, Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

Approved on: February 22, 2022

By:


Chris Campbell, Chairman

Attested By:


Steve Powell, Secretary

Johnson County Department of Planning and Zoning
86 West Court Street
Franklin, In 46131

Petition Number: V-24-17

General Location: 8038 S. 250 W, Trafalgar, 46181

To Whom It May Concern:

I intend to build a house on top of the hill at 8016 S 250 W for future sale. I would prefer it be overlooking the AppleWorks, not Mr. Hicks Industrial Park.

My belief is his Industrial Park Setting is Devaluing my property Immensely. I would prefer to not see anymore buildings next to my property.

I'm also concerned with Mr. Hicks selling this property in the future and what becomes of it with all the buildings there.

On the previous building he built his parking lot pad on the property line and had to do dirt work on my property to hold up his stone and left me to finish grade, seed, and straw to prevent erosion into my pond.

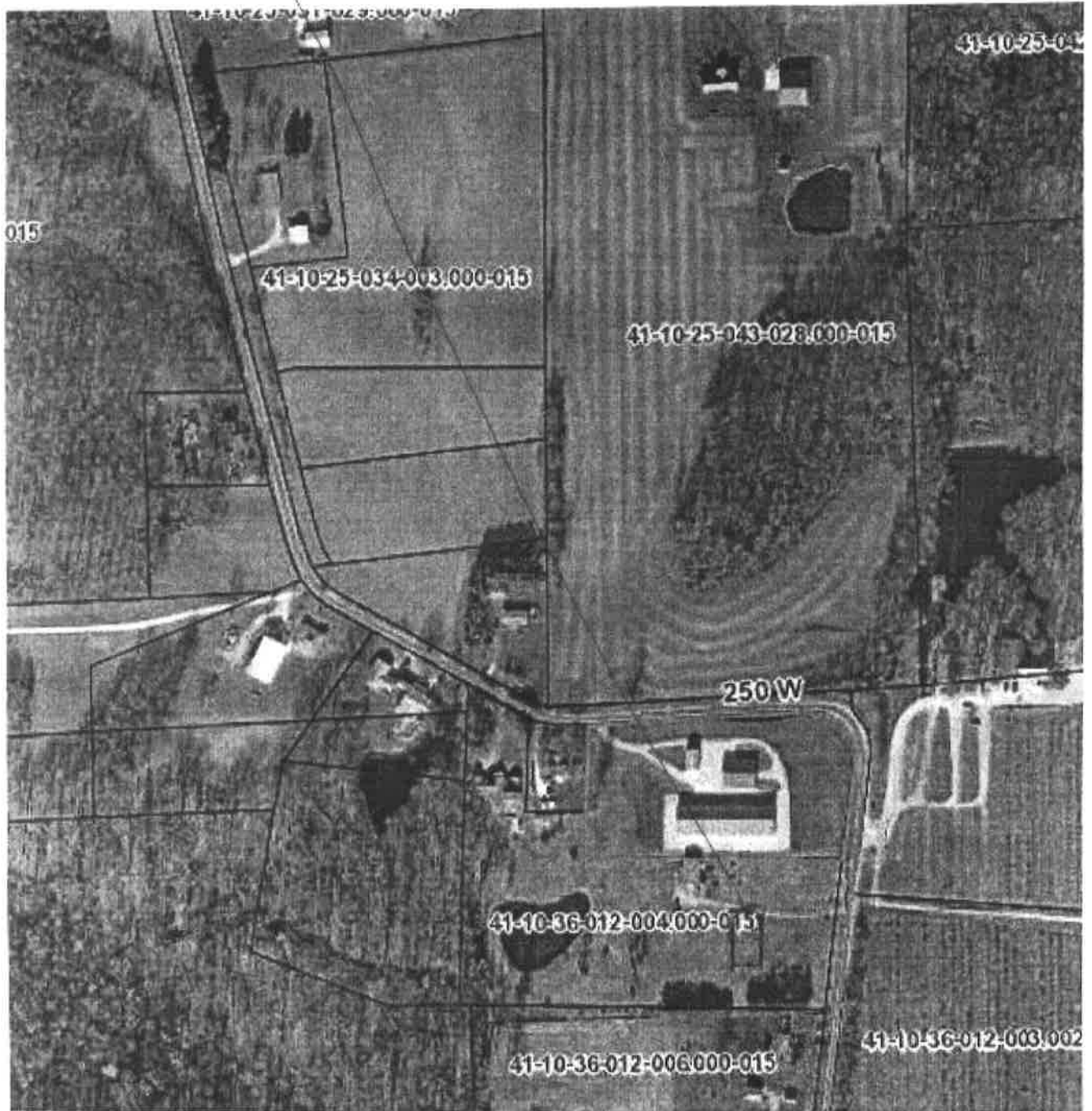
Proposed building site on page 2.

Charles Kornbroke
8016 S 250 W
Trafalgar, 46181
(317) 694-5374
cjcinvestmentsllc@hotmail.com



Proposed
building site

V-24-17 (M22) Base Map II





tabbies®
EXHIBIT
V-24-17