

Johnson County Board of Zoning Appeals

November 23, 2021 Meeting Minutes

The Johnson County Board of Zoning Appeals met on Tuesday, November 23, 2021 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 7:00 PM by Chairman Chad Bowman.

I. ROLL CALL:

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

Absent: Paul Clodfelter (Alternate)

II. APPROVAL OF MEETING MINUTES:

Chairman Chad Bowman called for a motion to approve the October 26, 2021 Board of Zoning Appeals meeting minutes.

Motion: Approval of October 26, 2021 Board of Zoning Appeals meeting minutes. **Moved** by Chris Campbell. **Seconded** by Charlie Canary. **Yes:** Bowman, Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

III. PUBLIC HEARINGS:

**V-13-21; Charles Holden – Variance of Use and Development Standards request.
5835 N. 75 W.**

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

Petitioner Charles Holden (394 E. 975 S., Flat Rock 47234) 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 for confirmation that the old business had been approved and existed through a variance since 1985?
 - A. No, the variance had been granted for a windmill only.

- Q. Board member Steve Powell asked for confirmation that the old business had been existing and operating without a variance approval since 1985?

A. Yes.

- Q. Board member Steve Powell asked for confirmation that the new business has been existing and operating without a variance approval and is now here to be legally established? Will the new business be in operation similarly to the old business that had been operating?

A. Yes to both.

- Q. Board member Chris Campbell inquired as to whether or not the Petitioner currently resides on the property or plans to in the future?

A. No to both. The current residence on the property is being rented out.

- Q. Board member Charlie Canary asked the Petitioner if did not know that he would need these variances when he bought the property and started his business?

A. He wasn't sure if the variance was needed, that is why he reached out to staff in order to do the right thing and legally establish the use and standards.

- Q. Board member Steve Powell inquired as to how the property will change?

A. No plans for change at this time, other than the signage.

- Q. Board member Steve Powell asked if there was currently adequate parking available?

A. Yes.

- Q. Board member James Kaylor asked the Petitioner if he were to bring his Indy office to the south side and combine it with the business at this property, would it cause additional parking and storage needs?

A. Yes. We might need to add onto the existing building perhaps within the next five (5) years.

- Board members Charlie Canary expressed his concerns regarding setting a precedence.

- Board members Chris Campbell expressed his thoughts regarding the impact of the business in the area and setting of precedence.

Motion: To approve V-13-21 to allow for a HVAC contractor shop, warehouse, offices, and Petitioner's Findings of Fact. **Moved** by Chad Bowman. **Seconded** by Chris Campbell. **Yes:** Bowman, Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

Motion: To approve V-13-21 to allow the waiver of commercial parking and landscaping requirements, for a wall sign not to exceed fifty square feet (50 sq. ft.) in area and Petitioner's Findings of Fact. **Moved** by Chris Campbell. **Seconded** by Charlie Canary. **Yes:** Bowman, Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

IV. NEW BUSINESS:

Board members and staff had a discussion on the purposed 2022 Board of Zoning Appeals Meeting Calendar.

Motion: To approve 2022 Board of Zoning Appeals Meeting Calendar. **Moved** by Chris Campbell. **Seconded** by James Kaylor. **Yes:** Bowman, Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 5-0.**


V. ADJOURNMENT:

Chairman Chad Bowman called for a motion to adjourn the meeting at 7:30 PM.

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

Approved on: December 28, 2021

By:



Chad Bowman, Chairman

Attested By:

Steve Powell, Secretary