

Johnson County Board of Zoning Appeals
May 25, 2021 Meeting Minutes

The Johnson County Board of Zoning Appeals met on Tuesday, May 25, 2021 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 7:02 PM by Chairman Chad Bowman.

I. ROLL CALL:

Present: Chad Bowman, Chris Campbell, Charlie Canary, James Kaylor, Steve Powell, Attorney Jeremy Fisk (Legal Counsel - not voting), Michele Hansard (Director – 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 April 27, 2021 Board of Zoning Appeals meeting minutes.

Motion: Approval of April 27, 2021 Board of Zoning Appeals meeting minutes. **Moved** by Charlie Canary. **Seconded** by Steve Powell. **Yes:** Bowman, Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

III. PUBLIC HEARINGS:

V-10-21; Matthew Rogers – Variance of Development Standards. 6529 W. Horseshoe Rd.

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

Staff presented to the board **Exhibit** e-mails in support of the request.

Petitioner Matthew Rogers (429 E. 375 S., Franklin 46131) was present to speak and address concerns.

Jim Rogers (429 E. 375 S., Franklin 46131) was present to speak in favor of this variance request.

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 confirmation that the entire second dwelling unit only would be a total of 2,016 square feet and that did not incorporate the rest of the ground coverage of the whole barn accessory structure?

A. Yes.

- Q. Board member Charlie Canary inquired as to the ordinance definition of the living space square footage of a permissible second dwelling unit?

A. Staff provided the definition which specifically stated that it could not exceed a 1,000 square feet without variance approval.

- Q. Board member James Kaylor asked for confirmation that the area around this parcel was zoned A-1?

A. Yes.

- Q. Board member James Kaylor inquired as to the distance from the main residence to the proposed accessory structure?

A. 250 feet.

- Q. Board member James Kaylor inquired as to what would be stored in the proposed accessory structure?

A. Lawn Equipment and wood working shop.

- Q. Board member Steve Powell asked staff if the board has previously approved a second dwelling unit of this size? If approved, this would be setting a precedence?

A. No, the board has not approved prior a second dwelling unit of this size. Yes, this would be setting a precedence.

- Q. Board member Chad Bowman asked the Petitioner if a lower square footage amount be a deal breaker?

A. Unknown.

Motion: To approve V-10-21 to allow for the construction of a 2,016 square foot accessory dwelling unit and Petitioner's Findings of Fact. **Moved** by Chris Campbell. **Seconded** by Chad Bowman. **Yes:** Bowman, Campbell, Canary and Kaylor. **No:** Powell. **Motion approved 4-1.**


IV. ADJOURNMENT:

Chair Chad Bowman called for a motion to adjourn the meeting at 7:47 PM.

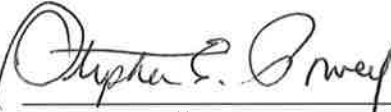
Motion: Adjourn the meeting. **Moved** by Charlie Canary. **Seconded** by James Kaylor. **Yes:** Bowman, Campbell, Canary, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

Approved on: June 29, 2021

By:


Chad Bowman, Chairman

Attested By:


Steve Powell, Secretary

Hansard Michele - Planning & Zoning

From: Brian Rogers <brogers@iaplywood.com>
Sent: Tuesday, May 18, 2021 12:14 PM
To: Hansard Michele - Planning & Zoning

Michele the letter it confirm that we are ok with what Matt Rogers and his family are building of the Barndominium petition # v-10-21
thanks

Brian

Hansard Michele - Planning & Zoning

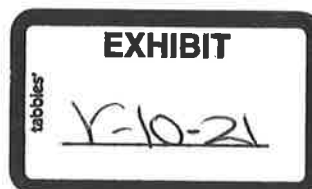
From: Jeff Fill <Fill@usa.com>
Sent: Tuesday, May 4, 2021 8:18 AM
To: Hansard Michele - Planning & Zoning; mattrogers@dukehomes.com; kimfill@gmail.com
Subject: Comment on V-10-21

Michele Hansard,

I am providing comment on Petition Number V-10-21 regarding the property located at 6529 W. Horseshoe Road, Morgantown.

My wife (Kim) and I are supportive of the request Matt Rogers is making for the variance of the development standard allowing for a 2,016 sq ft accessory dwelling (above the max permitted 1,000 sq ft). Given the location and distance of the dwelling from the road and the utilization of the structure it will have minimal impact on our adjacent property.

Respectfully,
Jeff and Kim Fill
6410 W. Horseshoe Road
Morgantown, 46160
317-626-0402



Hansard Michele - Planning & Zoning

From: Grogan, Ryan LT USN, LHD1 <ryan.grogan@lhd1.navy.mil>
Sent: Thursday, May 6, 2021 7:22 AM
To: Hansard Michele - Planning & Zoning
Cc: 'francheska-montoya@live.com'; 'mattrogers@dukehomes.com'
Subject: RE: Comment on V-10-21

Good morning, Michele,

The Grogan Family is providing comment on Petition Number V-10-21 regarding the property located at 6529 W. Horseshoe Road, Morgantown. The Grogan Family is supportive of the request the Rogers Family is making for the variance of the development standard allowing for a 2,016 sq ft accessory dwelling (above the max permitted 1,000 sq ft). Given the location and distance of the dwelling from the road, our property, and the utilization of the structure it will have minimal impact on our adjacent property.

If you need anything else, just let us know.

Kindly,
Grogan Family
6415 Horseshoe Road
Morgantown, IN 46160

V/r,
LT Grogan, Ryan
OHO - USS WASP (LHD 1)
J-7604 / 757-433-7520
Mobile: 808-859-0506
oho@lhd1.navy.mil
ryan.grogan@lhd1.navy.mil
ryan.grogan@lhd1.navy.smil.mil