

**MINUTES**  
**WALTON BOARD OF ZONING APPEALS**  
**Wednesday, October 14, 2014**

The meeting of the Walton Board of Zoning Appeals was called to order by Patti Raderstorf at 5:00 PM in the Walton Town Hall, 100 S. Depot Street, Walton, IN.

**ROLL CALL:**

Members present: Mike Sailors, Aaron Deeter; Patti Raderstorf; Mac Martin and Mike Robison

Member absent: None

Staff present: Chris Gaumer

Public in attendance: See sign in sheet

**ELECTION OF OFFICERS:** Mike Robison motioned to retain the current slate of officers as follows: Patti Raderstorf, president; Mike Sailors, vice-president; Mac Martin, secretary. Mike Sailors seconded the motion and all were in favor.

**ACTION ON MINUTES:**

Mr. Sailors made a motion to approve the minutes from September 25, 2013. Mr. Robison seconded the motion and all were in favor.

Chris Gaumer reported that proper notification has been met on this case.

Mrs. Raderstorf asked if any members had any contact with the petitioner, advocates or opponents in today's case. All members said they had not.

All wishing to speak were sworn in.

**PUBLIC HEARING:**

WBZA #14 - 01 A petition of Community State Bank and Trust requesting a Variance from Development Standards for the required landscape buffer along portions of the property. The property is located at 504 N. Main St. Walton, IN and is zoned, CB, Community Business.

Chris Gaumer explained the following:

- Bank is required a type III buffer plan on the east side of the property
- Required buffer does not allow enough space for the drive lane to the drive up window
- Variance is for landscape buffer on east side

Jesse Robinson, Vice President of Community State Bank explained the banks wished to keep the access to the drive-up window and a variance is needed. Mr. Robinson also explained that the bank wishes to add a parking space in the southwest corner of this area and that leaves no room for the required landscaping.

Mr. Sailors asked the ownership of the road and Rick Lee stated it will be the town property and will be large enough to handle utility requirements.

Mr. Martin asked if the bank knew the standards and Mr. Gaumer stated yes but a plan was made to accommodate the project and meet standards to begin construction, then to come to the BZA with a revised plan and a variance.

Mr. Sailors asked if the utility poles will come down and Mr. Robinson stated yes.

Mr. Martin questioned the traffic flow and Mr. Robinson stated it would enter to the south and exit to the north.

Mr. Martin asked if the bank would oppose a stop light at the intersection of US 25 & SR 218 and Mr. Robinson stated no.

Mr. Martin spoke concern of the current construction sign being too close to the highway and obstructing view of traffic, Mr. Robinson agreed to take it down.

Mrs. Raderstorf asked for further questions or comments, there were none.

Mr. Martin motioned to bring this case to a vote, Aaron Deeter seconded the motion. Findings of fact were completed. Roll call vote was unanimous to approve WBZA #14-01.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

There being no further question or comments, the meeting was adjourned at 5:15PM, October 14, 2014.

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Officer, WBZA

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Officer, WBZA

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Recording Secretary