

MINUTES
WALTON BOARD OF ZONING APPEALS
Wednesday, September 25, 2019

The meeting of the Walton Board of Zoning Appeals was called to order by President Mac Martin at 7:00 PM in the Walton Town Hall, 100 S. Depot Street, Walton, IN.

ROLL CALL:

Members present: Mac Martin, Jeremy Hall and Brian Ayers

Member absent: Omar Gonzalez and 1 member to be appointed

Staff present: Eric Servin, Arin Shaver and Peggy Dillon

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Mr. Hall made a motion to approve the minutes from June 26, 2019 as presented.

Mr. Ayers seconded the motion and all were in favor.

Mr. Servin reported that proper notification has been met on this case.

Mr. Martin 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.

Mr. Martin asked if there was any written correspondence, there was none.

PUBLIC HEARING:

WBZA #19 - 03: A petition of Corn Fed Diesel requesting a Special Exception for a commercial garage and Variances from Development Standards to allow for front and side yard setbacks. The property is located at 6491 E. CR 650 S., Walton, IN and is zoned AG, Agricultural.

The staff report gave the following information:

- Surrounding uses are residential and agricultural
- An additional auto repair facility is proposed to be 60ft. X 80 ft. (4,800 sq. ft.)
- No lighting is proposed
- Signage is existing
- Hours of operation: Mon.-Fri. 8:00am to 5:00pm & Sat. 8:00am to 2:00pm
- Buffer is existing
- Number of employees: 3
- Front yard setback standard is 50 ft.; proposed 40 ft.; variance for 10 ft.
- Side yard setback standard is 20 ft.; proposed 10 ft.; variance is for 10 ft.
- The commercial garage was approved: WBZA #10-04 and #15-01

Mr. Martin asked the petitioner what he wishes to do and Justin Sell explained the following:

- The proposed building will mirror the current one and will be bigger

- He has spoken to the neighbors; Rick Lucas and Paul Leach; they had no complaints or problems with proposals
- Some vehicles waiting on parts will be able to be stored inside the new facility
- Auto repairs will be done in new building
- Possibly expanding the business and doing rhino linings and undercoating in old building
- Possibility for 2 new employees

Mrs. Shaver presented the site plan with a blue outline showing where the new building will be located.

Mr. Martin asked how far from the east property line the building will be; Mrs. Shaver stated the building will be only 10 ft.; variance for 10 ft.

Mr. Hall asked where the parking will be. Mr. Sell explained that parking will be:

- To the south between the building and CR 650 S.
- In front of the old building
- To the northwest is the septic
- Could expand to the north and come out to the field farther

Mrs. Shaver asked if the parking areas will be gravel, Mr. Sell stated yes.

Mrs. Shaver explained that the zoning is AG, Agricultural which allows for housing and fields but not this business.

Mr. Hall asked if there are any concerns from neighbors besides Mr. Lucas and Mr. Leach; Mrs. Shaver stated no.

Mrs. Shaver explained the Special Exception is for the expansion of the business and the Variance is for the setback requirements.

Mr. Martin asked what type of building will be constructed. Mr. Sell stated pole building, steel siding; drains for each of the 3 bays. Mrs. Shaver stated he will have to work with the Health Department for drainage issues; Mr. Sell stated there will not be a bathroom. Mrs. Shaver was concerned that the Health Department may have them connect to current septic system. If that is the case, Mr. Sell may need to move his building; this motion should be included in the motion.

Mr. Hall motioned to approve this expansion up to 48 sq. ft. Mr. Ayers seconded the motion.

Mr. Hall motioned to approve the variance for no less than 10 ft. from the property line.

The conditions of approval were read:

The following conditions of approval were read:

1. That all proposals of the petitioner be made conditions of approval.
2. That all other standards of the ordinance be met.
3. That all applicable state and local permits be obtained and proof be given to the Zoning Administrator.

The following commitments were read:

1. That if future lighting is needed or if lighting becomes an issue, the petitioner work with Staff.

2. That if other signs are needed in the future they work with staff and meet the AG district sign standards
3. That all parking requirements are met.
4. That the bufferyard requirements be planted before an ILP be issues.

The petitioner stated he did not want to do any plantings. Mrs. Shaver stated that there are planting in the area but not on the petitioner's property: This commitment will be a variance. .

Mr. Hall amended the motion to include a variance for the bufferyard requirements. Mr. Ayers seconded the motion.

Mr. Sell agreed to these conditions and commitments.

Mr. Martin asked for further questions, there were none.

Roll call vote was unanimous to approve WBZA #19-03.

The Board completed the findings of fact.

Mrs. Shaver explained the appeal process.

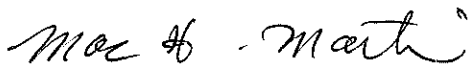
OLD BUSINESS:

None

NEW BUSINESS:

None


There being no further question or comments, the meeting were adjourned at 7:20PM, September 25, 2019.



Officer, WBZA



Officer, WBZA



Recording Secretary

