

TOWN OF ARGOS

REPORT OF BZA - 05/07/2019

Call to Order:

Meeting was called to order by President Rob Hurford at 6:07 p. m.

Roll Call:

Present at the meeting were President Rob Hurford, Vice President Jim Hoffer, Ray Trump. Member Ronda Davis was absent. Clerk-Treasurer Lisa Mullaney took minutes.

Minutes:

Minutes from the April 2,2019 were presented. Vice President Hoffer motioned to accept the minutes as written. Member Trump seconded; motion carried unanimously.

Old Business:

None

New Business:

19-BZA-01:

Property Owner Tawnya Thayer has rented 11887 9A Rd Plymouth to a Christian Vocational School. Schools need special requirements and zoning. Mr. DeWitt explained the facts of the case and gave a favorable recommendation.

Vice President Hoffer motioned to open the public hearing at 6:11 p.m. Member Trump seconded; motion carried unanimously.

President Hurford asked for comments in-favor of the case:

Nate Judd – (admin of the School being discussed) of 11887 9A Road Plymouth, IN spoke about the school having 30 to 32 students. It is a Christian vocational job training school. They like the location and are hoping the Variance of Use is granted. They understand this is the first of many steps.

Meryl Hayne – adjacent property holder – Just asked one question. Would a fence be going up along the property line? His farming equipment would have a hard time navigating in and out of the fields if that happened.

Property owner Tawnya Thayer stated that no fence would be installed.

President Hurford then asked for comments against the variance.

No one spoke.

Vice President Hoffer motioned to close the public hearing. Member Trump seconded; motion carried unanimously. Public Hearing was closed at 6:19 p.m.

The Members then went through the BZA questions. All were yes answers. President Hurford then asked for a motion to approve the variance. Vice President Hoffer motioned to grant the variance of use as written. Member Trump seconded; motion carried unanimously.

19-BZA-02-

Freedom Family Properties LLC. has a written purchase agreement to buy land adjacent to Dollar General and US 31 parcel # 50-22-11-401-056.000-008. Freedom Family Properties LLC. would like to build self-storage facilities on the property. Currently the property is zoned B2 and according to our Land Use Code would need to be L1. Mr. Dewitt explained the details of the variance and why it is needed.

Vice President Hoffer motioned to open the public hearing at 6:27 pm. Member Trump seconded; motion carried unanimously.

President Hurford then asked for public comment in favor of the variance.

Mr. Garrett Howell stated his intention to purchase, clean-up and set up mini- storage units that are all self-service units. Pictures of the property and intended structures were provided.

President Hurford then asked for public comment against the variance.

Resident Paul Stiver of Woodland Trail spoke against allowing the variance due to not knowing what interchange would be built for State Road 10 and Hwy 31. He spoke about the increase in traffic also.

Resident Mark Harshbarger of Woodland Trail spoke against the variance citing traffic and not being the right business for the entrance to the Town.

Residents Carl and Myrna Eby of Woodland Trail spoke about the increase of traffic and the type of business for the entrance to the Town. Also, about not knowing what interchange was going at that intersection.

Vice President Hoffer motioned to close the public hearing. Member Trump seconded; motion carried unanimously. Public hearing closed at 6:37 pm.

President Hurford then read the five questions. All members voted no to several questions.

President Hurford then explained to Mr. Howell that he could choose to withdraw his application, or they would proceed with the vote. If they proceed Mr. Howell would not be able to bring this matter again for one year. Mr. Howell then agreed to withdraw his application.

19-BZA-03 -

Mr. DeWitt gave details about why the variance is needed. He stated Mr. Foor owns property which is on a corner lot. According to our Land Use Book he then has two front yards. The variance for a front yard is 50 feet. He would like to put up a fence to control his dogs barking and keep his animals and children contained.

Vice President Hoffer motioned to open the public hearing at 6:52 pm. Member Trump seconded; motion carried unanimously.

President Hurford asked for public comments in favor of the variance.

Homeowner Joshua Foor stated it would be a 6-foot-tall wooden fence around the side and rear of his property. It will mainly be used to keep his animals and children out of the street.

President Hurford then asked for public comments against the variance.

Mr. David Shivers of 317 W Walnut St spoke about how many animals Mr. Foor owned and would he be breeding these animals as a business. Mr. Foor assured him that his dogs have been spayed and would not be used for breeding purposes.

Vice President Hoffer motioned to close the public meeting at 6:55 pm. Member Trump seconded; motion carried unanimously.

President Hurford then read the 5 questions. All members answered "yes" to all five questions. Vice President Hoffer motioned to allow the fence to be erected with the following stipulations:

The fence cannot be closer to the road than the house. The fence may then extend to the rear of the property and around to connect with the rear-side of the garage. Member Trump seconded. Motion carried unanimously.

Adjournment:

Vice President Jim Hoffer made a motion to adjourn meeting, Member Ray Trump seconded. Meeting adjourned at 6:50 p.m.

President Rob Hurford

Attest: Lisa Mullaney
Clerk - Treasurer

