

TOWN OF ARGOS

REPORT OF BZA - 05/05/2020

Call to Order:

Meeting was called to order by President Rob Hurford at 6:30 p. m.

Roll Call:

Present at the meeting were Members Rob Hurford, Ray Trump, and Ronda Rice. Clerk-Treasurer Lisa Mullaney took minutes.

Minutes:

Minutes from the January 7, 2020 were presented. Vice President Trump motioned to accept the minutes as written. Secretary Rice seconded; motion carried unanimously.

Old Business:

None

New Business:

Attorney Jeff Houin presented case 20-BZA-01 to the board. He stated Mr. Lee of the R E LEE Corporation would like to put a 6' galvanized chain link fence around his property located at 700 W. Marshall St. He is asking for a Variance of Developmental Standards since the property faces three roads and therefore has three front yards and fences are not allowed in the front yard.

President Hurford then entertained a motion to open a public hearing at 6:42pm. Secretary Rice motioned to open the public hearing. Vice President Trump seconded; motion carried unanimously.

President Hurford asked for public comments FOR the Variance. BZA Advisor Chuck DeWitt gave a favorable recommendation. Resident and Town Council President George Null stated he was for them being able to fence the property for safety reasons.

President Hurford then asked for comments AGAINST the Variance: None were heard.

Vice President Trump motioned to close the public hearing at 6:42pm. Secretary Rice seconded; motion carried unanimously. Public hearing closed at 6:44pm.

President Hurford then read the three questions that are required to grant a variance. All members answered "yes" to all questions. President Hurford then entertained a motion to grant Mr. Lee his variance request.

Vice President Trump motioned to allow Mr. Lee to install a 6' galvanized fence around his property located at 700 W. Marshall St. provided all setback are met and no easement is present. Mr. Lee must also obtain a permit from the Marshall County Building Office. Secretary Rice seconded; motion carried unanimously.

Mr. Richard Willis and his wife Patricia presented case 20-BZA-02 for 214 N. Maple St. Argos, IN46501. Mr. Willis and his wife would like to rebuild their front porch deck and extend it from the current 8' long to 16' long. The new deck would be 16' long x 8' wide. They are asking for a Variance of Developmental Standards based on the not meeting the setbacks listed in the 2015 Argos Land Use Book.

President Hurford then entertained a motion to open the public hearing for 20-BZA-02. Vice President Trump motioned to open the public hearing. Secretary Rice seconded; motion carried unanimously. President Hurford opened the Public Hearing at 6:52pm.

President Hurford asked for public comment in favor of granting the variance. Advisor Chuck DeWitt gave a favorable recommendation. Resident and Town Council President George Null also gave a favorable recommendation.

President Hurford then asked for public comments against granting the variance. None were heard.

Vice President Trump motioned to close the public hearing at 6:54pm. Secretary Rice seconded; motion carried unanimously.

President Hurford then asked the three questions necessary to grant a variance. All members answered "yes". President Hurford then entertained a motion to grant Mr. & Mrs. Willis a variance of developmental standards. Secretary Rice motioned to grant the variance provided Mr. Willis obtains a permit from the Marshall County Building & Plan office. Vice President Trump seconded; motion carried unanimously.

Clerk-Treasurer Lisa Mullaney informed the members that she had an application for Variance of Use turned in by Mr. Bryan McGowen who would like to use his property at 711 N. Michigan St to set up food trailers temporarily until other festivals open. She stated that he will be going before the Plan Commission asking for a determination of where his business falls under the B2 zoning. If that determination requires a variance of use Mr. McGowen is asking for a special meeting from the BZA for faster determination. All members agreed to entertain the idea of a special meeting if warranted but will wait until the determination from the Plan Commission President.

Adjournment:

With no more business brought before the board. Secretary Rice motioned to adjourn the meeting and Vice President Trump seconded. Motion carried unanimously. Meeting adjourned at 7:02 pm.

President Rob Hurford

Attest: Lisa Mullaney
Clerk – Treasurer