

MINUTES

B.Z.A. MEETING

July 25,2023

These are the **Minutes** from the B.Z.A. meeting that was held on July 25,2023 at Seymour City Hall Council Chambers.

The meeting was called to order at 7:00 p.m. by Rob Kaufman (President).

Roll call was taken by Jeremy Gray (Secretary) with Rob Kaufman (President), Dave Eggers, Skylar Earley and Jack Swindell being present. Karen Munson was absent.

Minutes from the June 27th ,2023 were discussed and a Motion was made by Jack Swindell to approve with Dave Eggers seconding the motion. A voice vote was taken, and the Minutes were approved 4-0 ,1 absent.

DOCKET:

B.Z.A. 0-12-23 Emmanuel Church Inc. Petitioners: Petitioners are requesting a Variance at 1849 1st Ave. They are constructing a new building and remodeling and hoping they will not have to install new sidewalks. **This was tabled from BZA June 27, 2023, meeting for them to supply more information.**

CORRESPONDENCE: NONE

SPEAK FOR: NO ONE

SPEAK AGAINST: NO ONE

Dustin Myers spoke to the Board stating they were building the structure and since there were no other sidewalks around them, they were hoping they would not have to put sidewalks in.

QUESTIONS: Rob Kaufman (President) asked if there would be sidewalks in the future? He was told it would not be on their property but close. The Board was told that Bernie Hauersperger (City Engineer) stated he was fine with this request.

Dave Eggers made a motion to approve with Jack Swindell seconding the motion. A vote was taken with it passing 4-0, 1 absent.

B.Z.A. 0-14-23 Leona Castillo & Ridge Pearl Petitioners: Petitioners are requesting a Land Use Variance at 730 W 8th St. They are wanting to put a shed on the back of their property and turn it into a commissary kitchen.

Ridge Pearl spoke to the Board stating they want to try and start a small catering business. There will not be deliveries or people coming to their house to pick up. **It was given an unfavorable recommendation from Plan Commission on July 13,2023.**

Correspondence: 1 letter from Dave Earley, President of City Council stating he had received concerns from at least 4 adjoining neighbors that they were not for this.

SPEAK FOR: NO ONE

SPEAK AGAINST: Bob Schollenberger, who is a neighbor, stated he was not in favor of this. Feels the neighborhood should stay residential not commercial. He is afraid if this is allowed more” home businesses” will come in.

Tim Hardin who lives at 900 W 8th St. stated he was concerned about traffic and neighborhoods should stay residential and commercial areas stay commercial.

Dave Swaney stated he feels there is no need for commercial business in a neighborhood. He is afraid of the traffic.

Mr. Pearl spoke to the Board again and stated he felt people were overthinking the issue and it was not going to be big business and there would not be a lot of traffic. They are just making about 20 lunches for Valeo and maybe another factory.

Skylar Earley made a Motion to deny with Dave Eggers seconding the Motion. A vote was taken, and it was denied 4-0, 1 absent.

B.Z.A. 0-16-23 Amanda Hiday Petitioner: Petitioner is requesting a Variance at 1345 N Co Rd 700 E to replace an existing structure with a bigger structure.

CORRESPONDENCE: NONE

SPEAK FOR: NO ONE

SPEAK AGAINST: NO ONE

William Hiday spoke to the Board stating the existing building is old and needs to be replaced. He wants to replace it with a 40 x 90 structure.

Dave Eggers made a motion to approve with Jack Swindell seconding the motion. A vote was taken, and it passed 4-0, 1 absent.

B.Z.A. 0-17-23 A & G Leasing Petitioners: Petitioners are requesting a Land Use Variance at 108 W 2nd St. It is zoned C-4 and that is not allowed in that zone. **It received a favorable recommendation from Plan Commission on July 13, 2023**

Gayle Skaggs spoke for A & G Leasing, stating when they took the job of refurbishing the building, they would look for the perfect business to lease it to. The dog grooming was that business.

CORRESPONDENCE: A letter from Monica Stuckwisch stating her and her husband, Kyle Stuckwisch, are in favor of this. A letter from Chelsea Burrell, realtor, is in favor of this.

SPEAK FOR:

Courtney Nourse who is the owner, spoke to the Board stating this will be an upscale quieter place for dogs. She stated there would only be 2 dogs at a time at the store, if there were 3 it would be because the third would be getting ready to be picked up.

Tasha Bailiff spoke in favor of this, she stated that they are great groomers.

Bill Hiday spoke in favor of this. He said noise would not be an issue because when he owned the storefront, the music store next door was never an issue with noise. He would like to see a business in there instead of an empty storefront.

Janet Davidson spoke in favor of this and feels it will be good for the downtown.

Marcus Sewell spoke in favor stating this will be good fit for downtown and the Skaggs are great business owners.

SPEAK AGAINST: NO ONE

QUESTIONS: Dave Eggers stated he knows it is a good idea but doesn't feel it is a good idea in a downtown storefront. He is afraid of the mess that might start with dog waste and afraid an animal might get loose.

Courtney Nourse spoke to the board again stating the green space that is by the building is used by everyone and they won't be the only ones using it. They will also have it in contracts that all dogs must be on a leash to avoid animals getting loose.

Jack Swindell made a Motion to approve with Skylar Earley seconding the Motion. A vote was taken, and it passed, 3 approved, 1 deny and 1 absent.

B.Z.A. 0-18-23 Adam Perry Petitioner: Petitioner is requesting a Variance at 1021 W Oak St. to put a fence up.

Kenny Perry spoke to the Board stating the house is on a corner lot and they are restricted to where they can put a fence up.

CORRESPONDENCE: NONE

SPEAK FOR: NO ONE

SPEAK AGAINST: NO ONE

Dave Eggers made a Motion to approve with Skylar Earley seconding the Motion. A vote was taken with it passing 4-0, 1 absent.

B.Z.A. 0-19-23 Evan Aldridge Petitioner: Petitioner is requesting a Variance at 3546 Regents Ct. to put a fence up.

Evan Aldridge spoke to the Board stating he lives on a corner lot as is restricted to where he can put a fence.

CORRESPONDENCE: NONE

SPEAK FOR: NO ONE

SPEAK AGAINST: NO ONE

Jack Swindell made a Motion to approve with Skylar Earley seconding the Motion. A vote was taken, and it passing 4-0, 1 absent.

OTHER MATTERS: NONE

ADJOURNEMENT: Skylar Earley made a Motion to adjourn with Dave Eggers seconding the Motion. The meeting was adjourned at 7:55 p.m.

