

Hamilton County Board of Zoning Appeals - North District
July 28, 2021

Mrs. Johnson called the official meeting of the Hamilton County Board of Zoning Appeals - North District to order at 8:01 p.m.

Members Present: Frank Habig, III, Kristin Johnson, Ron Hall, and Tim Clark. Absent: Gerald Kirby. Also present: C.J. Taylor, Director; Aaron Culp, Legal Counsel; and Linda Burdett, Secretary.

Declaration of Quorum: Mrs. Johnson declared a quorum with four out of five regular members present.

Guests: See sign-in sheet.

Communications/Reports: Mrs. Burdett stated that everything had been passed out.

Mrs. Johnson welcomed C.J. Taylor to his first North Board of Zoning Appeals' meeting. We're happy to have you here.

Mr. Taylor thanked Mrs. Johnson and stated... it's great to be here.

Approval of Minutes: ***Mrs. Johnson asked if everyone had received a copy of the May 26th minutes. Could I have a motion?***

Mr. Hall moved approval as mailed.

Mr. Habig seconded.

With no comments or corrections... Mrs. Johnson called for the vote. ***4 yes votes... 0 no votes.***

Old Business: Mrs. Johnson continued with ***NBZA-R.V.-0004-03-2021*** a Requirement Variance. The petitioner has requested that it remain tabled at this time.

Mr. Culp stated that it will be heard next month at our meeting on August 25, 2021 and this would be at 8:00 p.m.

New Business: Mrs. Johnson began with ***NBZA-R.V.-0007-07-2021***. The re-zone for this particular petition has not gone before the plan commission yet so it is a moot point to even hear it. I will ask for a motion to table that.

Mr. Habig made a motion to table NBZA-R.V.-0007-07-2021 for August 25, 2021 at 8:00 p.m.

Mr. Hall seconded.

Mrs. Johnson continued with ***NBZA-R.V.-0008-07-2021*** a requirement variance. It's concerning

reducing the front yard setback down from the required 115 ft. and 175 ft. to a minimum of 90 ft. from the centerline of Prairie Baptist Road to allow for the replacement of a grain bin. **Location: 22093 Prairie Baptist Road, Noblesville, Indiana.** Mrs. Sheller, would you come up and explain your petition to us, please?

Sherry Sheller approached the podium and began her presentation. The only thing we want to do is replace a “wet” bin. It is a bin that stands in the middle of our grain system. We put in a new tower dryer a few years back. We need a bigger wet bin in order to keep the dryer going longer so it doesn’t shut down and in order to make it more efficient.

It’s not going to be any closer to the road. This is just going to be a tall, skinny bin.

Mrs. Johnson asked for clarification. You’re taking down another bin to put this one up. (2) And it’s going to be further away from the road?

Mrs. Sheller answered, yes. (2) It’s the same location as the other bin.

With no further questions from the board... *Mrs. Johnson* opened the hearing to the public at 8:06 p.m. and invited anyone who wished to speak for or against the petition to please step forward. And with no one stepping forward to address the board... *Mrs. Johnson* closed the public portion of the hearing at 8:06 p.m. May I have a motion, please?

Mr. Habig made a motion to approve this as submitted.

Mr. Clark seconded.

Mr. Hall stated that he was sorry she had to come back to do this every time but it’s not any closer than any of the other things that she has and it’s not in the actual right-of-way.

With no further comments from the board... *Mrs. Johnson* called for the vote. **4 yes votes... 0 no votes.** Your variance is approved.

Director’s Report: No report.

Legal Counsel Report: No report.

The next BZA meeting will be Wednesday, August 25, 2021 at 8:00 p.m.

Mr. Hall reported that about one month ago the trailers on State Road 213 were all gone.

With nothing further to come before the board... *Mrs. Johnson* asked for a motion to adjourn.

Mr. Clark moved to adjourn.

Mr. Habig seconded.

With no further comments... *Mrs. Johnson* called for the vote. **4 yes votes... 0 no votes.** Meeting adjourned at 8:11 p.m.

Kristin Johnson, Chairman

Date: _____

Linda Burdett, Secretary

Date: _____