

BOARD OF ZONING APPEALS
FEBRUARY 04, 2021
SHERIDAN COMMUNITY CENTER
PUBLIC HEARING AT 6:00 P.M.
MINUTES

THE BOARD OF ZONING APPEALS MEETING WAS HELD, THURSDAY, FEBRUARY 04, 2021 AT 6:00 P.M. AT THE SHERIDAN COMMUNITY CENTER. MEMBERS PRESENT WERE CONNIE PEARSON, BETH RUSH, VANCE WALLACE, AND BETH LEE. MEMBER ABSENT WAS TRUDY WEDDINGTON. DAVID KINKEAD AND DENNIS NAIL WAS PRESENT FROM THE BUILDING COMMISSIONER'S OFFICE. A QUORAM WAS PRESENT AND THE MEETING WAS CALLED TO ORDER BY PRESIDENT CONNIE PEARSON. BETH RUSH MADE A MOTION TO APPROVE THE MINUTES. VANCE WALLACE 2ND THE MOTION. ALL VOTED YES. TO APPROVE THE MINUTES AS PRESENTED.

ELECTION OF OFFICERS FOR 2021 WAS HELD. NOMINATIONS WERE OPEN FOR PRESIDENT. BETH LEE MADE A MOTION TO NOMINATE CONNIE PEARSON FOR PRESIDENT. THE MOTION WAS 2ND BY VANCE WALLACE. THE NOMINATIONS FOR PRESIDENT WERE CLOSED. A ROLL CALL VOTE WAS TAKEN. ALL MEMBERS VOTED YES. THE FLOOR WAS OPEN FOR NOMINATIONS FOR VICE PRESIDENT. VANCE WALLACE MADE A MOTION TO NOMINATE BETH RUSH FOR VICE PRESIDENT. THE MOTION WAS 2ND BY BETH LEE. THE NOMINATIONS FOR VICE PRESIDENT WERE CLOSED. A ROLL CALL VOTE WAS HELD. ALL MEMBERS VOTED YES. THE MOTION WAS CARRIED. THE FLOOR WAS OPEN FOR NOMINATIONS FOR SECRETARY. BETH RUSH MADE A MOTION TO NOMINATE BETH LEE FOR SECRETARY. THE MOTION WAS 2ND BY CONNIE PERSON. THE NOMINATIONS WERE CLOSED FOR SECRETARY. A ROLL CALL VOTE WAS TAKEN. ALL MEMBERS VOTED YES. MOTION CARRIED.

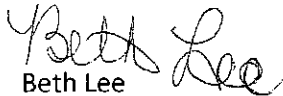
A PUBLIC HEARING WAS HELD FOR VARIANCE NUMBER 21-V-01. APPLICANT-DEMERLY ARCHITECTS, MARK DEMERLY, BUSSINESS NAME ESTRELLA STABLES LOCATED ON LAMONG ROAD IN SHERIDAN. NAME OF OWNER-JODY AND JILL DONALDSON. MR. DEMERLY EXPLAINED THEY WILL USE FOR THEIR OWN PERSONAL USE AND BOARDING OF 30 HORSES. THEY WILL HAVE AN INDOOR AND OUTDOOR RIDING ARENA. TWO STAFF MEMBERS. THE INITIAL CONSTRUCTION WILL BEGIN IN MARCH OR APRIL. WITH RIDING STABLES AND WORKERS RESIDENCE, ALONG WITH A GARAGE/CARRIAGE HOUSE WITH RESIDENCE ABOVE. THE WORKERS RESIDENCE WITH TWO BEDROOMS AND APPROXIMATELY 1,000 SQUARE FEET. NO LIVING QUARTERS FOR THE WORKERS WILL BE ON THE 1st floor. A PRIMARY RESIDENCE WILL BE CONSTRUCTED IN THE FUTURE AND WILL MEET THE MINIMUM FIRST FLOOR SQUARE FOOTAGES OF 900 FOR A TWO-STORY HOME. EVERYTHING WILL BE CONSTRUCTED ON SITE. MR. WALLACE ASK WHAT WOULD BE DONE WITH THE WASTE. IT WILL BE HAULED AWAY. MR. WALLACE WANTED TO KNOW IF ANYTHING WOULD BE STORED ABOVE THE MAIN BUILDING. THERE WILL BE TACKLE STORAGE. NO HAY OR STRAW WILL BE STORED ABOVE THE BUILDINGS. LAUREN CARLISLE ASKS IF THEY WILL BE HOSTING ANY EVENTS OR IF THE OUTSIDE ARENA WILL BE LIGHTED AT NIGHT. JILL SAID THEY WILL NOT BE HOSTING ANY EVENTS AND THE OUTSIDE ARENA WILL NOT HAVE LIGHTS. JIM GODBY STATED THE DRAINAGE AND DITCHES OUT THERE ARE ALL BROKEN DOWN. DENNIS NAIL SAID THE DRAINAGE AND DITCHES WILL BE REVIEWED BY THE HAMILTON COUNTY DRAINAGE BOARD. THEY MIGHT NEED A DETENTION POND. DEBBIE CARLISLE ASK ABOUT RIDING LESSIONS? YES, THEY WILL OFFER RIDING LESSIONS FOR 1 ON 1 OR 3 OR 4 IN A GROUP. BETH RUSH READ THE 4 FACT FINDING QUESTIONS TO THE BZA TO ANSWER. QUESTONS AND ANSWERS ARE IN THE FILE IN THE BUILDING AND ZONING OFFICE. A MOTION WAS MADE BY BETH LEE TO APPROVE VARIANCE NUMBER 21-V-01 FOR

ESTRELLA STABLES. TO ALLOW MORE THAN ONE PRIMARY RESIDENCE ON THE PARCEL. THE MOTION WAS 2ND BY BETH RUSH. A ROLL CALL VOTE WAS TAKEN. BETH RUSH, YES VANCE WALLACE, YES CONNIE PEARSON, YES AND BETH LEE, YES. MOTION CARRIED.

A PUBLIC HEARING WAS HELD FOR DOCKET NUMBER 21-SE-01 FOR ESTRELL STABLES. THE SPECIAL USE APPLICATION IS FOR COMMERCIAL RIDING AND 30 BOARDING STABLES ON LAMONG ROAD. A MOTION WAS MADE BY BETH LEE TO APPROVE DOCKET NUMBER 21-SE-01 FOR ESTRELLA STABLES. THE MOTION WAS 2ND BY BETH RUSH. A ROLL CALL VOTE WAS HELD. BETH RUSH-YES, VANCE WALLACE-YES, CONNIE PEASON-YES, AND BETH LEE-YES. VANCE WALLACE MADE A MOTION TO CLOSE THE PUBLIC HEARINGS. THE MOTION WAS 2ND BY BETH LEE. THE PUBLIC HEARINGS WAS CLOSED.

BETH LEE MADE A MOTION TO ADJOURN THE MEETING. THE MOTION WAS SECONDED BY BETH RUSH. THE MEETING WAS ADJOURNED AT 6:55 P.M.

SECRETARY,


Beth Lee

BOARD OF ZONING APPEALS
SHERIDAN COMMUNITY CENTER
300 EAST 6TH STREET
SHERIDAN, IN 46069
OCTOBER 7, 2021
MINUTES
6:00 P.M.

THE BOARD OF ZONING APPEALS MET ON THURSDAY, OCTOBER 07, 2021, AT 6:00 PM AT THE SHERIDAN COMMUNITY CENTER. THE MEETING WAS OPENED WITH THE PLEDGE OF ALLEGIANCE. ROLL CALL WAS TAKEN. MEMBERS PRESENT WERE CONNIE PEARSON, PRESIDENT, BETH RUSH, VANCE WALLACE, AND BETH LEE. MEMBER ABSENT WAS TRUDY WEDDINGTON. DENNIS NAIL FROM BANNING ENGINEERING WAS PRESENT AT THE MEETING. A QUORUM WAS PRESENT AND THE MEETING WAS CALLED TO ORDER. THE MINUTES FROM THE LAST MEETING WERE APPROVED. VANCE WALLACE MADE A MOTION TO APPROVE THE MINUTES. THE MOTION WAS 2ND BY BETH RUSH. ALL VOTED YES.

THE PUBLIC HEARING WAS OPENED BY PRESIDENT CONNIE PEARSON. THE HEARING WAS FOR VARIANCE NUMBER 21-V-03. NAME OF APPLICANT BRIAN JACOBY/WESTWOOD CUSTOM HOMES, INC. OWNER OF PROPERTY CHAD AND SARA TICE. PROPERTY LOCATED AT 0 WEST 256TH STREET, SHERIDAN IN 46069. REQUESTING THE BZA TO CONSIDER REDUCING THE LOT SIZE FROM 10 ACRES TO 4.71 ACRES TO BUILD A SINGLE-FAMILY HOME (APPROX. 3,678 SQ. FT.) AND A POLE BARN. MR. JACOBY EXPLAINED THEY WOULD LIKE TO START BY THE END OF NOVEMBER AND FRAME HOME IN JANUARY AND FEBRUARY IF APPROVED BY THE BZA. THEY HAVE ADVERTIZED THERE LEGAL NOTICE IN THE NOBLESVILLE TIMES AND SENT CERTIFIED LETTERS TO ALL ADJOINING PROPERTY OWNERS. THEY WILL FILE FOR WELL AND SEPTIC PERMITS IF THE VARIANCE IS GRANTED. THE SEPTIC SYSTEM WILL BE DONE BY ADAMS SEPTIC LLC. THE SMALL POLE BARN WILL BE TO THE RIGHT OF THE PROPERTY. VANCE WALLACE ASK IF IT WAS A COUPLE BUILDING THE HOUSE? MR. JACOBY SAID IT WAS A NICE COUPLE WITH TWO CHILDREN THAT NEEDS MORE ROOM. BETH RUSH READ THE FACT-FINDING QUESTIONS FOR THE BZA TO ANSWER. A COPY IS IN THE FILE IN THE BUILDING AND ZONING OFFICE. VANCE WALLACE MADE A MOTION TO ACCEPT VARIANCE NUMBER 21-V-03 FOR CHAD AND SARA TICE. BETH RUSH 2ND THE MOTION. ALL MEMBERS PRESENTED VOTED YES. MOTION CARRIED. BETH LEE MADE A MOTION TO CLOSE THE PUBLIC HEARING. THE MOTION WAS 2ND BY BETH RUSH. THE PUBLIC HEARING WAS CLOSED. BETH LEE MADE A MOTION TO ADJOURN THE MEETING. BETH RUSH 2ND THE MOTION. THE MEETING WAS ADJOURNED AT 6:24 P.M.

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SECRETARY,

BETH LEE

