

**AREA BOARD OF ZONING APPEALS
ST. JOSEPH COUNTY, INDIANA**

MINUTES

Wednesday, March 11, 2020
1:30 p.m.

4th Floor, Council Chambers
County-City Building, South Bend, IN

MEMBERS PRESENT:

Robert Hawley
John O'Brien
Sidney Shafer
Michael Urbanski
Joe Velleman
Jack Young

MEMBERS ABSENT:

Dan Caruso

ALSO PRESENT:

Shawn Klein
Ryan Fellows
Samantha Keultjes

PUBLIC HEARINGS:

- 1. The petition of SHIRLEY HEINZE LAND TRUST INC seeking the following variance(s): 1) from the required hard surface to gravel for parking areas and 2) from the requirement to provide curbs and lines to none, property located at 25920 US 20 HWY, Warren Township. Zoned R: Single Family District (County). *(Audio Position: 2:05)***

PETITIONER

Kris Krause, Executive Director of Shirley Heinze Land Trust, with offices located at 109 West 700 North, Valparaiso, IN, spoke on behalf of the petitioner.

IN FAVOR

There was no one present to speak in favor of this petition.

REMONSTRANCE

There was no one present to speak in remonstrance of this petition.

After careful consideration, the following action was taken:

Upon a motion by John O'Brien, being seconded by Robert Hawley and unanimously carried, a petition by SHIRLEY HEINZE LAND TRUST INC seeking the following variances: 1) from the required hard surface to gravel for parking areas and 2) from the requirement to provide curbs and lines to none was approved as presented, and will issue written Findings of Fact.

Dan Caruso - Absent
Robert Hawley - Yes
John O'Brien - Yes
Joe Velleman - Yes
Sidney Shafer - Yes
Michael Urbanski - Yes

Jack Young - Yes

2. **The petition of CONNIE PAWLING seeking the following variance(s): 1) from the minimum required front setback of 35' to 27', property located at 12491 BECKLEY ST, Harris Township. Zoned R: Single Family District (County).** *(Audio Position: 8:45)*

PETITIONER

Craig Pawling, residing at 12491 Beckley St., Granger, IN, spoke on behalf of the petitioner.

IN FAVOR

There was no one present to speak in favor of this petition.

REMONSTRANCE

There was no one present to speak in remonstrance of this petition.

After careful consideration, the following action was taken:

Upon a motion by Robert Hawley, being seconded by Jack Young and unanimously carried, a petition by CONNIE PAWLING seeking the following variances: 1) from the minimum required front setback of 35' to 27' was approved as presented, and will issue written Findings of Fact.

Robert Hawley - Yes
Sidney Shafer - Yes
Michael Urbanski -Yes
Jack Young -Yes
Joe Velleman - Yes
John O'Brien - Yes
Dan Caruso - Absent

3. **The petition of KAREN A & ERIC P BROCHHAUSEN seeking the following variance(s): 1) from the maximum allowed 1388 sq. ft. for accessory structures to 2120 sq. ft. , property located at 17113 HAGEY ST and 17091 STATE ROAD 23 HWY, Clay Township. Zoned R: Single Family District (County).** *(Audio Position: 12:10)*

PETITIONER

Eric & Karen Brochhausen, residing at 17113 Hagey St., South Bend, IN presented the petition as the petitioners.

IN FAVOR

There was one person present to speak in favor of this petition. They were:

Gail Moon, residing at 9327 E 106th St., Fishers, IN.

REMONSTRANCE

There was no one present to speak in remonstrance of this petition.

After careful consideration, the following action was taken:

Upon a motion by Joe Velleman, being seconded by Robert Hawley and unanimously carried, a petition by KAREN A & ERIC P BROCHHAUSEN seeking the following variances: 1) from the maximum allowed 1388 sq. ft. for accessory structures to 2120 sq. ft. was approved as presented, and will issue written Findings of Fact.

- Robert Hawley - Yes
- Sidney Shafer - Yes
- Michael Urbanski -Yes
- Jack Young -Yes
- Joe Velleman - Yes
- John O'Brien - Yes
- Dan Caruso - Absent

- 4. **The petition of JOHN M KIME seeking the following variance(s): 1) from the minimum required side setback of 30' to 5', property located at 61201 ELM RD, Penn Township. Zoned A: Agricultural District (County).** *(Audio Position: 17:25)*

PETITIONER

Terry Lang of Lang Feeney & Associates, with offices located at 715 S. Michigan St., South Bend, IN spoke on behalf of the petitioner.

IN FAVOR

There was no one present to speak in favor of this petition.

REMONSTRANCE

There was no one present to speak in remonstrance of this petition.

After careful consideration, the following action was taken:

Upon a motion by Robert Hawley, being seconded by Jack Young and unanimously carried, a petition by JOHN M KIME seeking the following variances: 1) from the minimum required side setback of 30' to 5' was approved as presented, and will issue written Findings of Fact.

- Robert Hawley - Yes
- Sidney Shafer - Yes
- Michael Urbanski -Yes
- Jack Young -Yes
- Joe Velleman - Yes

Dan Caruso - Absent
John O'Brien - Yes

5. **The petition of JOSEPH J. AND PATRICIA A. NAHAS LIVING TRUST WITH JOSEPH J. AND PATRICIA A. AS TRUSTEES seeking the following variance(s): 1) from the minimum required rear setback of 25' to .9' and 2) from the minimum required side setback of 6' to .9' along the south lot line and 4' along the north lot line, property located at 51810 VILLAGER PKWY, Clay Township. Zoned R: Single Family District (County). (Audio Position: 23:25)**

PETITIONER

Shawn Hile, residing at 851 North Phillip Rd., Niles, MI spoke on behalf of the petitioner.

IN FAVOR

Tom and Tina Konecny, residing at 51785 Villager Pkwy, Granger, IN sent in a letter in favor of this petition.

REMONSTRANCE

There was no one present to speak in remonstrance of this petition.

After careful consideration, the following action was taken:

Upon a motion by Joe Velleman, being seconded by Robert Hawley and unanimously carried, a petition by JOSEPH J. AND PATRICIA A. NAHAS LIVING TRUST WITH JOSEPH J. AND PATRICIA A. AS TRUSTEES seeking the following variances: 1) from the minimum required rear setback of 25' to .9' and 2) from the minimum required side setback of 6' to .9' along the south lot line and 4' along the north lot line was approved as presented, and will issue written Findings of Fact.

Robert Hawley - Yes
Sidney Shafer - Yes
Michael Urbanski -Yes
Jack Young -Yes
Joe Velleman - Yes
Dan Caruso - Absent
John O'Brien - Yes

ITEMS NOT REQUIRING A PUBLIC HEARING

1. Findings of Fact *(Audio Position: 27:20)*

- A. Approval of the Findings of Fact from the February 12, 2020 meeting.

Upon a motion by Robert Hawley, being seconded by Joe Velleman and unanimously carried, the Findings of Fact from the February 12, 2020 meeting were approved.

2. Minutes

(Audio Position: 27:40)

- A. Approval of the minutes from the February 12, 2020 meeting.

Upon a motion by Jack Young, being seconded by Robert Hawley and unanimously carried, the minutes from the February 12, 2020 meeting were approved.

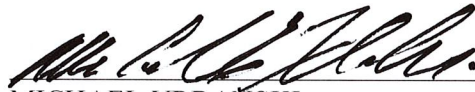
3. Other Business

(Audio Position: 28:10)

- A. Area Board of Zoning Appeals Member Training presented by Senior Planner, Ryan Fellows.

4. Adjournment at 3:05 p.m.

RESPECTFULLY SUBMITTED,



MICHAEL URBANSKI,
CHAIRMAN OF THE BOARD

ATTEST:



RYAN FELLOWS,
INTERIM SECRETARY OF THE BOARD