

MINUTES
CHURUBUSCO BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, DECEMBER 20, 2018
7:30 P.M.

CHURUBUSCO TOWN HALL
215 Home Avenue, Churubusco

MEMBERS PRESENT

Paula Grawcock, Vice Chairman
Alan Malcolm
Brenda Saggars
Miles Wilson

STAFF

Nathan Bilger

MEMBER ABSENT

David Crabill

VISITORS

One visitor was present at the December 20, 2018, regular meeting of the Churubusco Board of Zoning Appeals. A Guest List is included with the minutes of this meeting.

CALL TO ORDER

Ms. Grawcock called the meeting to order at 7:30 p.m.

ROLL CALL

Mr. Bilger read the roll with those members present and absent listed above.

CONSIDERATION AND ADOPTION OF THE JULY 19, 2018, MEETING MINUTES

Mr. Bilger asked if there were any corrections or additions to the July 19, 2018, Churubusco Board of Zoning Appeals minutes. Mr. Malcolm made a motion to adopt the minutes as presented, Mr. Wilson gave the second, and the members voted unanimously to approve the motion.

ADMINISTRATION OF THE OATH TO WITNESSES

Mr. Bilger administered the Oath to one potential witness.

OLD BUSINESS

There was no old business.

NEW BUSINESS

18-CH-VAR-4

Glenford Neal requested a Variance of a Building Line and front yard setback requirement in order to allow for an addition to his attached garage at 8895 E. South Circle Drive. Mr. Bilger referenced the Staff Report and summarized the petitioner's request. He pointed out that if this Lot had squared edges and was not curved with the street, there would likely be enough room to meet the setback requirement. Mr. Bilger read through the Review Criteria and stated Staff had no concerns with the project.

The Board requested to hear from the petitioner. Glenford Neal was present and explained that although he owned two lots, he wanted to keep one lot vacant as a play area for his grandchildren. He stated that the open area keeps them from playing in the street. Mr. Neal told the Board that the reconstruction of the garage would provide room to store items that would otherwise be setting outside or stored elsewhere. After having had items stolen from a storage unit in the past, Mr. Neal said he felt it would be safer to store items on his own property. Mr. Wilson asked about the location of the septic system. Mr. Neal confirmed that the tank was behind the house, but he was not sure where the finger system was. Mr. Malcolm commented that because of the septic, construction on the east side of the house would be undesirable. Mr. Neal agreed.

With no further questions for Mr. Neal, Ms. Grawcock asked if anyone else was present who wished to speak. Hearing none, she closed the public portion of the meeting. Mr. Wilson then made a motion to approve the petition as presented. Ms. Saggars gave the second. The members voted unanimously in approval of the motion.

OTHER BUSINESS

There was no other business. Mr. Bilger presented a draft of the 2019 meeting schedule and requested feedback from the Board.

Mr. Bilger asked if the members wanted to elect 2019 officers or if they would rather wait until their next meeting. Ms. Saggars made a motion to carry over the 2018 officers to 2019. Mr. Wilson gave the second, and the members voted unanimously to carry the motion. The 2019 officers are: Vice Chairman, Paula Grawcock, and the Chairman seat is vacant because the 2018 Chairman was Jason Bartl, who resigned at the end of January.

ADJOURNMENT

There being no further discussion, Mr. Wilson made a motion to adjourn, Ms. Grawcock gave the second, and with a unanimous vote, the meeting was adjourned at 7:44 p.m.

GUEST LIST

1. Glenford J. Neal ----- 8895 S. Circle Drive, Churubusco