

**MINUTES**  
**COLUMBIA CITY BOARD OF ZONING APPEALS**  
**REGULAR MEETING**  
**OCTOBER 4, 2022**  
**7:00 P.M.**

**WHITLEY COUNTY GOVERNMENT CENTER**  
**MEETING ROOM A/B, LOWER LEVEL**

**MEMBERS PRESENT**

Cathy Gardner  
Anthony Romano, Vice Chair  
Dennis Warnick

**MEMBERS ABSENT**

Jon Kissinger, Chairman  
Dwayne Knott

**STAFF**

Nathan Bilger  
Amanda Thompson

**ATTORNEY**

Dawn Boyd

**AUDIENCE MEMBERS**

Seven visitors signed the Guest List at the meeting, and one attendee registered on the webcast. A list of attendees is attached below.

**CALL TO ORDER/ROLL CALL**

Mr. Romano called the meeting to order at 7:00 P.M. Ms. Thompson read the roll call with members present and absent listed above.

**CONSIDERATION OF PREVIOUS MEETING MINUTES**

Mr. Warnick made a motion to approve the June 7, 2022, meeting minutes as presented. Ms. Gardner gave the second. Motion passed, 3-0.

**ADMINISTRATION OF OATH**

Ms. Boyd administered the Oath to two visitors. (Online attendees complete the Oath when registering for the meeting.)

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

**1. 22-C-SE-3**

James and Constance Grant requested a Special Exception for an apartment at 305 W. Van Buren Street. Mr. Bilger summarized the Staff Report and described the proposal for a third apartment in the building. He noted how the floor plan aligned with an oblique view of the structure and also pointed out the plan for parking, although parking spaces are not required in the Central Business District. He stated that the review criteria appeared to have been met and suggested one condition of approval, that the petition be granted as presented. There were no questions for Mr. Bilger, and Mr. Romano invited the petitioner to speak.

Alexis Grant introduced herself to the Board and described that she and her husband intended to remodel area in the Grant Building for a 3-bedroom apartment for themselves to occupy. There were no questions for Ms. Grant. Mr. Romano asked if anyone else wished to speak with regard to the petition. Billie Grant approached the podium and told the Board that her in-laws are the owners of the subject property. She added that she and her husband will soon be moving into the 2<sup>nd</sup> floor apartment and caring for her in-laws, who live in the 3<sup>rd</sup> floor apartment. There were no questions for Ms. Billie Grant, and no one else wished to speak. Mr. Romano closed the public hearing. Mr. Warnick made a motion to approve the petition, as presented. Ms. Gardner gave the second; motion passed, 3-0.

**2. 22-C-SE-4**

Mr. Romano referred to S & K, LLC's request for a Special Exception for outdoor storage at 205 E. Swihart Street and said the item would be continued due to the petitioner, Steve Smith, having been unexpectedly delayed at the airport and unable to attend the meeting. Mr. Bilger confirmed the next meeting date would be November 1<sup>st</sup>.

**OTHER BUSINESS**

Mr. Bilger stated that the Board's 2023 meeting schedule would be ready for consideration at the November meeting.

**ADJOURNMENT**

There being no further business, Mr. Warnick made a motion to adjourn. Ms. Gardner gave the second, and the meeting was adjourned at 7:10 P.M.

After adjournment, a remonstrator requested the Board consider continuing 22-C-SE-4 to their December meeting. Being that any discussion of such would be during the November meeting, the Board encouraged the public to submit written comments to Staff, preferably a week prior to the meeting date.

**ATTENDANCE LIST**

1. Bob Reavis .....314 E. Chicago Street, Columbia City
2. Angie Poor .....218 E. Swihart Street, Columbia City
3. Billie Jo Grant .....5170 N. Virginia Trail, Columbia City
4. Alexis Grant .....376 Cabrillo Court, Fort Wayne
5. Eric C. Smith .....261 N. State Road 5, Larwill
6. Carol Kouyoumdjian .....112 E. Swihart Street, Columbia City
7. Bill Paulus ..... 415 E. Swihart Street, Columbia City

**ATTENDANCE LIST (WEBCAST)**

8. Ben Metzger .....302 E. Chicago Street, Columbia City