

MINUTES
SOUTH WHITLEY BOARD OF ZONING APPEALS
REGULAR MEETING
OCTOBER 17, 2022
6:15 P.M.

SOUTH WHITLEY TOWN HALL
118 E. FRONT STREET

MEMBERS PRESENT

Frank Baldrige
Rod Hardesty
Doug Morrissey
Anna Simmons

MEMBERS ABSENT

Sherri Ayres

STAFF

Nathan Bilger

ATTORNEY

Not present

AUDIENCE MEMBERS

The Guest List, attached, was signed by three visitors.

CALL TO ORDER/ROLL CALL

Mr. Hardesty called the meeting to order at 6:15 P.M.

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

CONSIDERATION OF PREVIOUS MEETING MINUTES

Mr. Baldrige made a motion to approve the April 18, 2022, meeting minutes, as presented.
Mr. Morrissey gave the second. Motion passed, 3-0-1, with Ms. Simmons abstaining due to not being a Board member at the time.

ADMINISTRATION OF THE OATH TO WITNESSES

Mr. Bilger administered the Oath to guests who intended to speak and the meeting.

OLD BUSINESS

There was no old business.

NEW BUSINESS

1. 22-SW-SE-1

CJV Solutions, LLC. Requested a Special Exception approval for a light manufacturing use (tool and die business) to be located in a GB, General Business district, at 515 North State Street.

Mr. Bilger summarized the staff report, stating that as proposed the proposed light manufacturing use would be comparable to commercial uses. He mentioned that the use would be contained within the existing building, with the only major exterior change being the addition of a garage door at one end. He stated that the review criteria seemed to be supportable and concluded with the following suggested conditions of approval:

1. The special exception is granted as presented.
2. The special exception is granted for the presented land use and the applicant. It may be transferred only to direct successors and subsidiaries.
3. There will be no outdoor storage of materials.
4. Any exterior refuse containers will be screened with an opaque enclosure.

Mr. Baldrige asked if there were any specifics to the proposed new garage door. Mr. Bilger deferred to the petitioner to answer that question.

Rick Burke, petitioner, spoke regarding the plans for the business. He stated that the proposed garage door would be 12'x18'. He continued to describe the business, adding that they may have 5-10 employees in 10 years, but the nature of their manufacturing would be largely automated.

Mr. Hardesty asked if there would be any semi-truck deliveries, and which street they would use. Mr. Burke stated that there would be few semi-trucks, as most of the materials and shipments would be smaller than truckload. He added that most traffic would come from State Street.

Cliff Schlatter, partner in the proposed business, gave more details on the nature of the manufacturing process and their interest in working with the Whitko Career Academy to train qualified new employees.

Mr. Hardesty asked for any members of the public to speak. Hearing none, he closed the public hearing.

Mr. Bilger asked if the proposed conditions of approval were acceptable to the petitioner. Mr. Burke asked if the requirement for enclosing a dumpster would apply if they didn't change the location. The Board's consensus was that there should be an enclosure in order to contain any trash from blowing around, but they felt that the enclosure did not need to be gated. Mr. Bilger suggested that the petitioner might opt to add a gate if security became a concern.

Mr. Baldrige made a motion to approve 22-SW-SE-1, with staff's conditions, except that the dumpster access would not need to be enclosed. Mr. Morrissey seconded. Motion passed, 4-0.

OTHER BUSINESS

2. Rules of Procedure

Mr. Bilger summarized the major changes to the Rules of Procedure. He noted that the definition of interested parties would be changed to two property ownerships or 660' deep. Notices would be by certified mail or certificate of mailing and an on-site sign would be required, which Mr. Bilger described as used by other jurisdictions. He explained that electronic meeting participation would be permissible. Mr. Hardesty asked if that would happen soon. Mr. Bilger stated that it could but likely not until the Board met more frequently or had a controversial case.

Mr. Morrissey made a motion to adopt the Rules of Procedure as presented. Mr. Baldrige seconded. Motion passed, 4-0.

3. 2023 meeting schedule

Mr. Bilger presented the proposed schedule of meetings for 2023. He stated that all meetings would be on the third Monday, except for January and February. He explained that he also planned to hold “Fifth Monday” training sessions on those months that had five Mondays, except for May when Memorial Day would conflict. Those training sessions would be for all jurisdictions, with various topics. By scheduling them well in advance, he hoped to have a good attendance rate, although attendance would not be absolutely required. Ms. Simmons asked where the sessions would be held. Mr. Bilger stated the meetings would most likely occur in Columbia City, especially since recording equipment was already in place, but the locations might rotate. Recorded sessions could be available to those members not able to attend. The Board thought this was a good idea to try.

Mr. Baldrige made a motion to accept the 2023 calendar as presented. Mr. Morrissey seconded. Motion passed, 4-0.

ADJOURNMENT

There being no further business, Mr. Hardesty made a motion to adjourn. Mr. Baldrige gave the second. Motion passed, 4-0, and the meeting was adjourned at 6:35 P.M.

GUEST LIST

1. Troy Reimschisel14616 Leo Road, Leo
2. Cliff Schlatter.....11316 Crosskill Court, Fort Wayne
3. Rick Burke2229 Longleaf Drive, Fort Wayne