

## **Board of Zoning & Appeals Meeting Minutes**

**Monday, December 7, 2020**

**To: Minutes to Meeting**  
**From: Recording Secretary**  
**Subject: Minutes to Meeting**

### **Call to Order**

Bruce Pauley called the December 7<sup>th</sup>, 2020 Board of Zoning & Appeals meeting to order at 7:00pm in the Lebanon Municipal Building.

### **Roll Call**

Noted presence of a quorum. Members present included Bruce Pauley, Marc Vanaman, Ron Edwards, Laurie Gross, Ben Bontrager, Planning Department, Kelly Cook, Recording Secretary. Also, present City Attorney Rob Schein (Krieg DeVault LLP).

Absent Member: Chad Kyker

### **Approval of Minutes**

Laurie Gross made a motion to approve the November 2<sup>nd</sup>, 2020 meeting minutes. Marc Vanaman seconded the motion a vote of 4-0 was in favor motion passed.

### **Old Business**

### **New Business**

**Docket #20-41:** Klooz Brewz LLC requesting Development Standards Variance to reduce the number of parking spaces for their business located at 125 & 129 N. Meridian Street. The property is Zoned "CB" Central Business.

Ben Bontrager gave an overview of the applicants' request. The buildings on the courthouse square are in the historical urban development pattern. These buildings do not include any on-site parking spaces. Per the Unified Development Ordinance (UDO) chapter 7.5.B.4 at any time that the existing use of a building is changed to another permitted use, parking facilities shall be provided as required for the new use.

**Variance Request** – Number of Parking Spaces UDO Section 7.5.F.2.b. The applicant is requesting relief from the number of required parking spaces in order to facilitate the reinvestment in and reuse of two historic storefronts on the courthouse square.

Bruce Pauley ask for questions from the board. There were no questions.

The applicant, Patrick Klooz spoke of the company “Klooz Brewz” and the plans for the space.

Bruce Pauley opens the hearing up to the public.

Kayla Walker, 2411 Lakeshore Court, Lebanon, IN 46052. Spoke on behalf of Daisy Designs in favor of the variance and hopeful the variance will be granted.

Chris Canal 2406 Lakeshore Drive, Lebanon, IN 46052. spoke of behalf of the 1830 Chophouse in support of the variance being requested.

Missy Krulik 303 E. Washington St. Lebanon, IN 46052. Spoke on behalf of the Heart of Lebanon and the positive impact this will have on the downtown square. Was in favor of the variance request.

Rob Crawford 111 W. Main St. Lebanon, IN 46052. Spoke on behalf of the 1830 Chophouse in support of the variance being requested.

Bruce Pauley closed the public portion of the hearing.

Bruce Pauley entertained for a motion. Ron Edwards made a motion to approve Docket #20-41 Marc Vanaman seconded the motion a vote of 4-0 was in favor motion passed.

### **Other Business**

There was no other business conducted.

### **Adjourned**

A motion was made and seconded to adjourn the meeting at 7:13pm. The Lebanon Board of Zoning and Appeals will meet again on January 4<sup>th</sup>, 2021.

Submitted by Recording Secretary

Kelly Cook

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Bruce S. Pauley

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Kelly Cook