

Board of Zoning Appeals

Monday, November 7<sup>th</sup>, 2022

**To:** Minutes to Meeting

**From:** Recording Secretary

**Subject:** Meeting Minutes

**Call to Order**

Bruce Pauley called the November 7<sup>th</sup>, 2022, Board of Zoning Appeals meeting to order at 7:00pm in the Lebanon Municipal Building.

**Call Roll**

Noted presence of a quorum. Members present included Bruce Pauley, Ron Edwards, Laurie Gross, Chad Kyker, Ben Bontrager, Planning Department, Kelly Cook, Recording Secretary, Rob Schein, Dinsmore & Strohl LLC.

**Minutes**

Bruce Pauley entertained for a motion to approve the October 3<sup>rd</sup>, 2022, meeting minutes. Laurie Gross made a motion to approve. Chad Kyker seconded the motion a vote of 4-0 was in favor motion approved.

**Approval of 2023 Meeting Dates**

Bruce Pauley entertained for a motion to approve the 2023 Board of Zoning Appeals meeting dates. Chad Kyker made a motion to approve. Laurie Gross seconded the motion a vote of 4-0 was in favor motion approved.

**Docket #22-71**

Priority Fence LLC for All Fleet Service. The property is located at 2656 S. Indianapolis Road, Lebanon, IN 46052.

The property is zoned Single-Family Residential (SF) and comprised of 4.45 acres. The subject lot configuration is approximately 350' Wide x 500' in depth.

Variance Request – Non-Residential Fence Height – UDO Sections 7.14.C.2

Ben Bontrager gave an overview of the variance being requested.

The applicant is proposing to install a new 6-foot-tall wood privacy fence around the perimeter of the site to provide additional security/reduce theft. In order to provide perimeter security fencing as proposed, the fence would be located closer to Indianapolis Road and 250 E than the building or in the front yard are restricted to 48 inches in height, thus the applicant is requesting a variance to allow the additional height for security.

Ben Bontrager read through all criteria.

Applicant, All Fleet Services explained the fence and layout of the project. He gave a description of the materials to be used for the project.

Bruce Pauley asks how to ensure the fence would be maintained. Ben Bontrager stated there could be yearly inspections to a sure the fence in being maintained properly.

Bruce Pauley opened and closed the public portion of the hearing.

Bruce Pauley entertained for a motion. Laurie Gross made a motion to approved Docket #22-71 Development Standards Variance request to permit a 6-foot-tall fence located in a front yard subject to the following conditions:

1. The fence location would be setback a minimum of 45 feet from the edge of pavement along both Indianapolis Road and 250 E.
2. The applicant would install 6-foot-tall evergreen trees along the Indianapolis Road frontage between the fence and the street at a rate of one tree every 30 feet.

Ron Edwards seconded the motion a vote of 4-0 was in favor motion approved.

### **Other Business**

There was no other business conducted.

### **Adjourn**

A motion was made and seconded to adjourn the meeting at 7:20pm. The Lebanon Board of Zoning and Appeals will meet again on Monday, December 5<sup>th</sup>, 2022, at 7:00pm.

Submitted by Recording Secretary

Kelly Cook

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Bruce S. Pauley

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Secretary, Kelly Cook