

**Board of Zoning Appeals**  
**Tuesday, January 3<sup>rd</sup>, 2023**

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

**Call to Order**

Bruce Pauley called the January 3<sup>rd</sup>, 2023, 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 December 5<sup>th</sup>, 2022 meeting minutes. Chad Kyker made a motion to approve. Laurie Gross seconded the motion a vote of 4-0 was in favor motion approved.

**Election of 2023 Officers**

Bruce Pauley entertained for a motion. Laurie Gross made a motion to retain Bruce Pauley as Chairman, Chad Kyker as Vice – Chairman and Kelly Cook as Recording Secretary for the 2023 year. Ron Edwards seconded the motion a vote of 4-0 was in favor motion approved.

**Old Business**

**New Business**

**Docket #23-4:** Indiana Association of Seventh Day Adventist, Inc. The property is located at 804 S Lebanon Street, Lebanon, IN 46052.

The property is approximately 0.62 acres in size. The subject property is currently zoned Neighborhood Business (NB) and the Thoroughfare Overlay District.

Ben Bontrager gave an overview of the property and the Conditional Use request.

The applicant is seeking a Conditional Use approval to allow the subject property to once again be used as a church. The Otterbein Church has not had a service on this property since May of 2021, this being over a year ago and the building/property has been unused since that time. The property has lost its legally existing non-conforming use status. Mr. Bontrager states any proposed use must meet the standards of the UDO. In this case churches are a conditional use within the NB zoning district, thus requiring a Board of Zoning Appeals hearing.

Ben Bontrager read through all the conditional use criteria.

Vialo Weis, Association Secretary of the Indiana Conference of 7<sup>th</sup> Day Adventists, spoke of the Church's history and plans for the property. He would take any questions from the board.

Bruce Pauley asks for questions from the board. There were none.

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

Bruce Pauley entertained for a motion. Ron Edwards made a motion to approve Docket #23-4. Chad Kyker seconded the motion a vote of 4-0 was in favor motion approved.

#### **Docket #23-6:**

Storemytruck.com, LLC. The property is located at 640 S State Road 39, Lebanon, IN 46052.

The property is approximately 44 acres in size. The property is currently zoned Planned Business Industrial (PBI) and in the Thoroughfare Overlay District.

Ben Bontrager gave an overview of the Conditional Use request. The applicant is seeking a Conditional Use approval to allow a third-party storage company to use the truck/trailer parking area. The current parking lot is under utilized by the current company using the building. The company Storemytruck.com would operate a locked self-parking facility for semi-tractor/trailers. This would provide 24-hour access to patrons. The lot would have security lighting and surveillance cameras to ensure secure storage.

Ben Bontrager read through all the criteria for the Conditional Use approval.

Mr. Bontrager indicated the user will only be using the lot for rental spaces for semis.

Applicant, Russ Zimmerman, with Storemytruck.com gave an overview of the project, stating they have three other sites in various states. Mr. Zimmerman stated there will be a lease agreements for Storemytruck.com with the current property owner, covering any issues that would arise. There will be a separate entrance for the 292 rental spaces, along with a guard shack at the entrance of the semi storage lot that will be gated.

Bruce Pauley opens and closes the public portion of the hearing.

Bruce Pauley entertained for a motion. Laurie Gross made a motion to approve Docket #23-6. The requested Conditional Use for the allowance of a semi-tractor/trailer use in the Planned Business Industrial (PBI) zoning classification subject to the following condition:

- The applicant installs 6-foot-tall evergreen trees along the eastern border of the storage area at a rate of one tree every 20 feet to provide appropriate buffer screening from State Road 39.

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

**Docket #23-8:** Sunbelt Rentals, Inc. the property is located at 540 Ransdell Road, Lebanon, IN 46052. The property is zoned General Industrial (ID) and within the Interstate Overlay District and comprised of 1.77 acres.

Ben Bontrager gave an overview of the variance being requested. Sunbelt Rentals is considering leasing the subject property for a load bank rental operation. The nature of a load bank rental operation requires the load banks to be temporarily stored outside on the property to allow for post-rental testing and, thereafter, customer rental turnover.

Ben Bontrager read through all criteria.

Ben Bontrager asks for questions from the board, there were none.

Applicant, Mark Leach, Sunbelt Representative gave an overview of Sunbelt and the operation that would be housed on this site and stated they would comply with all Planning Department recommendations. He would take any questions from the board.

Chad Kyker questioned what a load bank is? Applicant from Sunbelt explained these load banks, which are testing units for large buildings to test electric usage.

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

Bruce Pauley entertained for a motion. Chad Kyker made a motion to approve Docket #23-8 the Variance request to permit outdoor storage within the Interstate Overlay District subject to the following conditions:

1. The applicant installs an 8-foot wood privacy fence per the submitted site plan to completely enclose and screen the proposed storage area.
2. The applicant installs a Type B buffer along the Interstate 65 frontage according to the Interstate Overlay District buffer requirements.

Ron Edwards seconded 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 7:30pm. The Lebanon Board of Zoning Appeals will meet again on Monday, February 6<sup>th</sup>, 2023, at 7:00pm.

Submitted by Recording Secretary

Kelly Cook

---

Chairman, Bruce S. Pauley

---

Secretary, Kelly Cook