

Board of Zoning Appeals
Monday, December 5th, 2022

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

Call to Order

Bruce Pauley called the December 5th, 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 November 7th, 2022, meeting minutes. Chad Kyker made a motion to approve. Ron Edwards seconded the motion a vote of 4-0 was in favor motion approved.

Docket #22-75

Shane Conner for S&C Property Group, LLC

The property is located at 235 W Cox Avenue, Lebanon, IN 46052. The property is zoned Planned Business Industrial (PBI) and is comprised of 0.96 acres.

Matt Reynolds gave an overview of the variance being requested. ATEC Electric is proposing to construct an addition to the existing building in order to provide additional work and storage space for the business. Due to the shape of the property and existing building setback, a variance for rear setback is necessary in order to maintain the setback of the existing structure.

Variance Request #1- Rear Building Setback – UDO Section 4.15.D

The UDO requires a rear building setback of 50 feet in the Planned Business Industrial zoning district. The existing building currently only provides an approximately 20-foot rear building setback. The applicant is proposing to add on to this portion of the building, maintaining the 20-foot setback for both the existing building and the addition. The applicant is requesting relief from the rear setback requirement.

Applicant, Shane Conner, gave an overview of improvements he has made to the building. He intends to make additional improvements by adding on to the current structure which will house his ATEC Electrical business.

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 #22-75. Development Standards Variance request to permit relief from the rear setback requirements of the Unified Development Ordinance. Chad Kyker 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 7:15pm. The Lebanon Board of Zoning Appeals will meet again on Monday, January 3rd, 2023, at 7:00pm.

Submitted by Recording Secretary

Kelly Cook

Chairman, Bruce S. Pauley

Secretary, Kelly Cook