

BZA MINUTES

May 19, 2026

Members present: Jim Hufford, Bill Davis, Jon Peacock, Don Calhoun, Drew Cleveland, and Jason Hawley

Members absent: Jason Allen

Legal Representation: Jason Welch

Staff present: Debra Johnting, Area Planning Director and Kristi Halloran, Recording Secretary

Others present: Steve and Kimberly Robbins, Bruce Whitehead, Landon Whitehead

Chairman Hawley: OK, good evening. Tonight is May 19, 2026. I would like to call to order the Board of Zoning Appeals. First item on our agenda is approval of the minutes from all the way back in February 17, 2026. Has everybody had a chance to look for minutes?

D. Cleveland: I move we approve the minutes.

J. Hufford: I'll second it.

Chairman Hawley: All those in favor?

All: "Aye."

Chairman Hawley: All right motion passed to approve the minutes as written. All right have a before we get started I'd like to remind the petitioners we'll have 15 minutes to present their petitions. During that time there will be no interruptions or questions. After the presentation the board may ask questions. Anyone wanting to speak for or against will have three minutes each. And then the petitioner will have an additional five minutes to respond to the committee, sorry to the comments. First on our docket tonight we have BZA2026-13-V, Robert Bruce Whitehead obo Second Chance Family Farms LLC with a request to reduce the size of land around two hog barns to 15 acres. Is there anyone here that would like to speak. Oh, before we get going I would like everyone to say their names for the record so we have those. My name is Jason Hawley, Bill Davis, Jim Hufford, Don Calhoun, Drew Cleveland, Jon Peacock. Apologies I'm a bit out of practice. So like I was saying is there anyone here that would like to speak on behalf of Robert Bruce Whitehead and Second Chance Farms? If you please come up, state your name and address for the record.

B. Whitehead: I'm Robert Bruce Whitehead I live at 11, no I don't live at 11. 2718 S 1100 W, Parker City.

Chairman Hawley: Have you sent out notices certified mail and return receipts to Area Planning Office?

B. Whitehead: Yes.

Chairman Hawley: Have you received Article V Conduct of Hearing?

B. Whitehead: Yes.

Chairman Hawley: Alright, why don't you go ahead and tell us what you're trying to get done here this evening.

B. Whitehead: Okay. Ten years ago we built two hog barns and at the time you had to have 40 acres to build them so we did that and now it's come time that I need to, I'd like to slow down a little bit not working at the hog barns like I am. And I'd like to sell them to my son Landon. We would like to cut this down to approximately 15 acres of the land so that he'll be able to purchase the barns and the land and we'd like to keep the other 25 for ourselves to farm. And by doing this if we would change this it would make it possible for him. We're going to have it surveyed. And I've talked to those people they could survey that and it would be 100 feet away from the buildings would still be 100 feet away from any property lines around it so that there wouldn't be any questions. We're not adding anything to it at all. It's going to stay exactly the same. And I talked to every landlord that joins it and explained it to them and they understood.

Chairman Hawley: And are you selling this off to your son with the understanding he's going to purchase the rest of the land eventually?

B. Whitehead: Yeah eventually it will be passed down to him.

Chairman Hawley: Just want to make sure we weren't trying to portion things out and get a bunch of different sellers. I know it's tough to start off in the world, trying to buy land right now.

B. Whitehead: We'll get an easement to go back in there because the land around it is my mother's so eventually this land will all be passed down to Landon.

Chairman Hawley: Are there any other questions from the Board this evening? Not seeing any is there anyone else that would like to speak in favor or against the proposal this evening? Seeing none and there are no other questions I'll motion for a roll call vote.

Vice Chairman Davis: So moved.

D. Cleveland: Second.

K. Halloran: Okay. Bill Davis, yes. Jason Allen is absent. Jon Peacock, yes. Drew Cleveland, yes. Don Calhoun, yes. Jim Hufford, yes. Jason Hawley, yes.

Chairman Hawley: Motion carries congratulations.

B. Whitehead: Thank you. We appreciate the time that you've given us this.

Chairman Hawley: Make sure that you get with Deb in Area Planning. Make sure they have everything taken care of make sure we got everything.

B. Whitehead: Okay, thank you very much.

Chairman Hawley: Okay. Next up we have BZA2026-14-V, Steve and Kimberly Robbins request to build a six-foot privacy fence in front of their house. Would you please state your name and address for the record?

S. Robbins: Yes Steve Robbins, 3631 E 900 N, Ridgeville, Indiana.

K. Robbins: Kimberly Robbins.

Chairman Hawley: Have you sent out notices by certified mail and returned receipts to the Area Planning office?

K. Robbins: Yes.

Chairman Hawley: Have you received Article V Conduct of Hearing?

K. Robbins: Yes.

Chairman Hawley: Please tell us what you're looking to have done tonight.

S. Robbins: We're looking to build a instead of a four foot privacy fence in front of a house there go to six foot. I'll keep it back probably 30 feet off that road center.

K. Robbins: It's just going to be straight fence.

S. Robbins: Only about, I think we figure it about a 100 foot.

Chairman Hawley: I assume it's going to have a gate on there as well?

S. Robbins: Yes.

Vice Chairman Davis: What type of fence is it going to be?

S. Robbins: Pine panel fence.

K. Robbins: We're just wanting to sort of hide some of the view of the neighbors. The pasture. They turned their barnyard into pasture with cows.

S. Robbins: You've got some pictures there.

K. Robbins: It's right outside our front window.

S. Robbins: She can decorate the fence however then. Hang flowers.

Vice Chairman Davis: You might be able to hide the site just not the smell.

K. Robbins: Right or the flies.

Vice Chairman Davis: We've got farmers up here. Be careful!

K. Robbins: I was raised a farmer. It's all good.

Chairman Hawley: Any other questions that the board may have this evening? Seeing none are there any questions from anyone else that would like to speak in favor or against the proposal. Seeing none I move for roll call vote this evening.

Vice Chairman Davis: So moved.

D. Cleveland: Second.

K. Halloran: Okay. Jon Peacock, yes. Drew Cleveland, yes. Don Calhoun, yes. Jim Hufford, yes. Jason Hawley, yes and Bill Davis, yes.

Chairman Hawley: Motion is carried congratulations thanks.

K. Robbins: Thank you very much.

Vice Chairman Davis: How soon you're going to do this? Yesterday?

Chairman Hawley: Just soon as the ground gets a little bit more dry. All right. Seeing that we have no more petitions for this evening. Do we have any old business and needs to be addressed? Seeing none, do we have any new business that need to be addressed? Any reports from officers, committees, or staff?

D. Johnting: No, not yet. We have four days yet.

Chairman Hawley: Alright other than that, motion to adjourn. Goodbye.

K. and S. Robbins: Thank you very much.

Chairman, Jason Hawley

Kristi Halloran, Recording Secretary

Vice Chairman, Bill Davis