

BZA MINUTES

MAY 21, 2024

Members present: Jason Hawley, Bill Davis, Jason Allen, Jim Hufford, Drew Cleveland

Members absent: Jon Peacock, Don Calhoun

Legal Representation: Jason Welch

Staff present: Debra Johnting, Area Planning Director/Recording Secretary

Others present: Ed Thornburg, Felix Hawley, Daegan Albertson, Desmond Hawley

Chairman Hawley: Good evening, it is May 21st, 2024. I see that it is 7:00 o'clock, and I would like to call this meeting of the Randolph County Board of Zoning Appeals to order. Deb, you have something for us?

D. Johnting: I have received notice that Jason and Darla Erwin have requested to continue their petition to June due to some unforeseen circumstances, so if you'd like to take care of that you need to vote unanimously to continue that.

Chairman Hawley: Okay, we need to vote on that?

J. Welch: Yes, just a yay or nay. But you need to make a motion to vote on.

B. Davis: I move we approve the request to continue the Erwin petition BZA2024-16-SP to the June 18th hearing.

J. Hufford: I second.

Chairman Hawley: All in favor say aye, all opposed no. Motion is carried. We will continue the Erwin petition BZA2024-16-SP to the June 18th hearing. Okay, let's move on. First on our docket we have the reading and approval of the minutes from April 16th, 2024. We have the minutes, I would accept a motion that we pass the minutes as presented.

J. Hufford: I move we pass the minutes as presented.

B. Davis: Second.

Chairman Hawley: We have a motion to accept the minutes as presented. All those in favor? All those opposed? Motion is carried. As we start off, I would like to provide the opportunity for each member to say their name for the record so we have those. My name is Jason Hawley. Bill Davis, Jim Hufford, Drew Cleveland, Jason Allen. Okay, with that out of the way, it looks like tonight we only have one petition on the docket, BZA2024-13-V, Jason Allen of Champion Drains LLC. Before we get started, I would like to remind our petitioners that you will have 15 minutes to present your petition. During this time, there will be no interruptions or questions. After the presentation the board may ask questions. Everyone wanting to speak for or against will have three

minutes each. Then the petitioner will have and additional five minutes to respond to questions. Mr. Allen, would you state your name and address for the record?

J. Allen: Jason Allen, 302 North Main Street, in Winchester, Indiana.

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

J. Allen: Yes.

Chairman Hawley: Have you received Article V, Conduct of Hearings?

J. Allen: Yes.

Chairman Hawley: Mr. Allen, would you be so kind as to tell us what you're looking for and see what we can do to help you tonight?

J. Allen: Champion Drains is looking to get a five-foot variance. Mainly for a building that we're going to build on a 302 North Main. Mainly just to have a covered area at the corner of that building. But mainly because of the fact that because of the size of the building. We don't want to really downsize that because there is some expansion ideas that we're going to be doing to continue services for the surrounding area in Randolph County and Wayne County and surrounding areas so. That building is going to be 50 feet by 80 feet and it's going to be in that southeast corner of the parking lot area to where it can come out and we can accommodate the size of that building. I have the blueprints here, if anybody would like to look at those as well. And we have already had plans submitted to the state and received the approval from the state, and that has been sent to the Building Commission.

Chairman Hawley: And I assume of all people you would know it's in compliance with drainage and everything else?

J. Allen: Yes, actually we're going to put in a new sewer.

Chairman Hawley: Well, I assume if anybody would know it would be you.

J. Allen: Yes.

Chairman Hawley: Is there any questions from the board for Mr. Allen? Seeing none, is there anyone here in the audience that would like to speak on behalf or against the petition? I see none. With that, I motion that we have a roll call vote.

B. Davis: I second that.

D. Johnting: Jim Hufford, yes, Jason Hawley, yes, Bill Davis, yes, Drew Cleveland, yes, and Don Calhoun and Jon Peacock are absent, Jason Allen, abstain. Motion approved.

Chairman Hawley: Thank you very much, congratulations, sir.

J. Allen: Thank you.

Chairman Hawley: Before we move on, I would like to recognize that we have Winchester Troop 58 of the Scouts here tonight starting. They're fulfilling part of their Citizenship Merit Badge tonight, this includes attending a county board meeting to see what local government work looks like. Are there any questions that any of you gentlemen might have? Did any of you want to state your name for the record? If you do, please come up and say your name in the mic.

F. Hawley: My name is Felix Hawley.

D. Albertson: Daegan Albertson.

D. Hawley: Desmond Hawley.

Chairman Hawley: Thank you very much, gentlemen. Moving on, do we have any old business that we need to address? Do we have any new business that needs to be addressed?

D. Johnting: We do have a meeting next month.

Chairman Hawley: We do have a meeting next month. Do we have any reports from officers, committees or staff? Seeing none, I will make a motion to adjourn.

B. Davis: So moved.

Chairman Hawley: All those in favor? Aye. Thank you very much, gentlemen. We'll see you next month.

Chairman, Jason Hawley

Debra Johnting, Recording Secretary

Vice Chairman, Bill Davis