

Huntingburg Board of Zoning Appeals
Minutes of the Regular Meeting
Thursday, April 23, 2025, at 5:30 P.M. Local Time

The Huntingburg Board of Zoning Appeals met in regular session on Thursday, April 23, 2025, at 5:30 P.M. in the Council Chambers at the Huntingburg City Hall. Members present were Primo Nino, Todd Humbert, Dave Schipp, and Ronald Mundy. Planning Director Paul Lake was also present. Others present included Mayor Neil Elkins, petitioner and their surveyor and remonstrators from the neighborhood.

Minutes of the February 6, 2025, Board of Zoning Appeals meetings were reviewed and a motion to approve them was made by Primo Nino and seconded by Ronald Mundy. The minutes of the February 6, 2025, meeting of the Huntingburg Board of Zoning Appeals were approved.

Paul introduced the Standards Variance (Petition # 2025-01(V)). The petitioners (CHRK Rentals LLC) are requesting two (2) variances. The first request is from the Huntingburg Unified Development Code Chapter 2.A.5 for the maximum percentage of Impervious Surface Allowed. The UDO requires it not to exceed 40% within the R-2 Zoning District should a rezoning to R-2 be approved by the Plan Commission on April 28, 2025. The petitioner is requesting a maximum of 50% be allowed for their project.

The second variance is from UDO Chapter 3.D.3 – Driveway Separation. Per the UDO, no driveway shall enter the street closer than 75-feet from the intersection with a major collector street such as Van Buren Street. The petitioner is requesting that the eastern driveway be allowed to be 28-feet from the intersection with Van Buren Street. They believe improvements they will make by cutting back the hillside will improve visibility at the intersection enough to offset being so close to it with the driveway.

Primo asked how parking would be handled for the four (4) duplexes. Brad Eckerle indicated that parking would be provided in front of each unit via a small driveway/parking area. Todd Humbert asked about how drainage would be handled given how he has seen water on 6th street in the past. Drainage for the site will be directed into a storm sewer which eventually empties into a ditch east and south of the property. Mayor Elkins indicated that discussions with the Indiana Department of Transportation concerning improvements to drainage problems along 6th street are ongoing. Dave Schipp asked how much of the hill/bank along Van Buren Street would be removed to improve visibility at the intersection with 7th Street. Brad indicated that calculations show that drivers should be able to see an additional 270-280 feet to the north once the hill/bank are cut back.

Tonight's meeting serves as a Public Hearing and requests that the Public Hearing be opened. The public hearing was opened at 6:00 pm. A question was asked about the lot size and what the trailer park to the south was zoned. Brad indicates that the lot is approximately 68.5 feet from north to south and 268 feet wide from east to west. Paul stated that the trailer park is zoned R-2. There being no further discussion the public hearing was closed at 6:07 pm. The BZA members went through the petition and answered each of the statutory questions. A motion to approve the petitions was made by Ronald Mundy and seconded by Primo Nino. The variances were approved contingent up the Rezoning to R-2 by the Plan Commission at its April 28, 2025, meeting.

There being no further business to come before the Huntingburg Board of Zoning Appeals, The meeting was adjourned at 6:14 pm.

Submitted by:

Primo Nino
Secretary

Approved by:

Todd Humber Date: 10-13-25
President