

**Huntingburg Board of Zoning Appeals
Minutes of the Regular Meeting
Wednesday, August 23, 2017 at 7:00 P.M. Local Time**

The Huntingburg Board of Zoning Appeals met in regular session on Wednesday, August 23, 2017 at 7:00 P.M. in the Council Chambers at the Huntingburg City Hall. Members present were Dave Schipp, Ronald Mundy and Allan Bauernfiend. Others present included: Counsel from Bingham Greenbaum & Doll (for the Petitioner), Casey Mazanec and Planning Director, Paul Lake.

The minutes from the Board of Zoning Appeals meetings held on January 9 and April 17, 2017 were reviewed and a motion to approve as presented was made by Allan Bauernfiend. The motion was seconded by Dave Schipp. The minutes for both meetings were approved.

Planning Director Paul Lake summarized the proposed project at 419 North Washington Street and informed the Board that it had two (2) Development Standards Variance requests before it tonight. The applicant(s) being: OFS Brands Holdings, Inc. and Paragus Development, LLC. He has received confirmation of the required "Notice of Public Hearing" notice for both petitions being placed in the Huntingburg Press. He also has received confirmation that the required mailing to "Interested Parties" was made.

Petition #1 is a request to reduce the number of parking spaces required (per dwelling) under Section 154.144(B)(1) and Section 154.144(B)(2) of the Huntingburg Code of Ordinances. The petitioner is requesting a variance to allow 1.5 spaces per dwelling unit. Paul indicated that this is consistent with previous Development Standards Variances granted for the Stork Place and Lofts at St. Joseph projects. Bill Kaiser, counsel for the petitioner, walked the Board through the project and responded to questions. Following his presentation, the Board of Zoning Appeals opened the Public Hearing at 7:23 pm. Casey Mazanec, living at 706 East 5th Street, spoke to the Board concerning the project and her opposition to it. She does not want the noise and disruption this project will bring across the street from her home. She prefers there not be additional traffic as she prefers the quiet and peaceful nature of the area as it is now. The public hearing was closed at 7:40 pm. A motion to approved the Development Standards Variance for the number of required parking spaces at a ratio of 1.5 spaces per dwelling unit was made by Dave Schipp and seconded by Allan Bauernfiend. The Development Standards Variance requested in Petition #1 was approved 3-0 with no abstentions.

Petition #2 is a request to reduce the minimum occupied space per dwelling unit required by Section 154.120(D) of the Huntingburg Code of Ordinances. The petitioner is requesting a variance to allow dwelling units which are smaller than 650 square feet. A summary of the number of units and the mix of sizes was presented to the Board members. The Board of Zoning Appeals opened the Public Hearing at 7:55 pm. There being no questions or comments from the public, the Public Hearing on Petition #2 was closed at 7:56 pm. A motion to approve the Development Standards Variance to allow for development of dwelling units smaller than 650 square feet was made by Ronald Mundy and seconded by Allan Bauernfiend. The Development Standards Variance requested in Petition #2 was approved 3-0 with no abstentions.

There being no further business to come before the Huntingburg Board of Zoning Appeals a motion to adjourn was made by Allan Bauernfiend and seconded by Ronald Mundy. The meeting was adjourned at 8:00 pm.

Submitted by: Amy D. Kern
Secretary

Approved by: David Schiff Date: 1-31-18
President