

Huntingburg Board of Zoning Appeals
Minutes of the Regular Meeting
Thursday, December 1, 2022, at 5:30 P.M. Local Time

The Huntingburg Board of Zoning Appeals met in regular session on Thursday, December 1, 2022, at 5:30 P.M. in the Council Chambers at the Huntingburg City Hall. Members present were Primo Nino, Todd Humbert, Dave Schipp, Ronald Mundy, and Riley Schumacher. Planning Director Paul Lake was also present. Petitioners Bradley and Kristina Gentry were in attendance.

The Minutes of the May 19, 2022, Board of Zoning Appeals meeting were reviewed and a motion to approve as presented was made by Primo Nino and seconded by Todd Humbert. The minutes for the May 19, 2022, Board of Zoning Appeals meeting were approved.

Planning Director Paul Lake introduced petition, # 2022-03(V), to the Board. The petitioners are Bradley and Kristina Gentry. They are requesting a variance from the Huntingburg Unified Development Code Chapter 2.A.1. Agriculture District. C – Minimum Lot Size: to allow for the development of a single-family residence of approximately 2,100-square feet on a lot of less than the required 2-acres in the Agriculture Zoning District. The property they own is approximately 1.49-acres in size. Proof of mailing to ‘Interested Parties’ and Proof of Publication for the public hearing tonight have been received and are in the file. The public hearing was opened at 5:35 pm.

Michael Wahl spoke in opposition to the variance. He expressed concern: 1) with the county approving a septic system even though the property is located within the City of Huntingburg Jurisdiction; 2) run off from the property and where it will drain to; 3) that other lots in the area are larger than this one and whether this would establish a precedent for other people to subdivide their property. Mr. Wahl asked for the BZA to either deny the request or table the matter until a drainage study for the area was conducted by the city or county.

Eric Scott also spoke in opposition to the petition. He expressed concern that the home would increase traffic along 1 route from Huntingburg to Holland. He also indicated that he was concerned about stormwater drainage and whether ditches along the road can handle it. Another concern was whether the septic system would work given the lot was

less than 2-acres in size. Paul indicated that the County Board of Health indicated that the system was permitted and that they can approve septic systems on lots as small as 1/2-acre if soils permit and load on system isn't too high. Dave Schipp explained what factors the Board of Zoning Appeals could consider in reviewing a variance request.

The public hearing was closed at 6:05 pm. Following a short discussion, a motion to approve the variance request was made by Primo Nino and seconded by Todd Humbert. The variance was approved 5-0.

The December 1, 2022, meeting of the Huntingburg Board of Zoning Appeals was adjourned at 6:15 P.M.

Submitted by: Ruby Schumacher
Secretary

Approved by: Primo Nino Date: 3-22-2023
President