

Huntingburg Board of Zoning Appeals
Minutes of the Regular Meeting
Wednesday, March 22, 2023, at 5:30 P.M. Local Time

The Huntingburg Board of Zoning Appeals met in regular session on Wednesday, March 22, 2023, 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. Others present included Doug Barret & Scott Elpers (Petitioners Representative), Mr. Uebelhor, Donnie Oxendine and Cole Henke.

The Minutes of the June 13, 2022 and December 1, 2022 Board of Zoning Appeals meetings were reviewed and a motion to approve them was made by Todd Humbert. Second provided by Dave Schipp. Minutes for the June 13 and December 1, 2022, meetings were approved.

Planning Director Paul Lake introduced petition, # 2023-01(V), to the Board. The petitioner is Uebelhor Developments, LLC. A Standards Variance from the Huntingburg Unified Development Ordinance Chapter 3.I.3.c.i for the said property. Petitioner is currently allowed 153-total square feet of sign face and is requesting a variance to allow for 178-square feet of sign face. This will allow for signage on 3-sides of the building. Paul indicated that tonight's meeting is a public hearing on the request. Notice to Interested Parties was mailed and Notice of Public Hearing was published, however, the Notice of Public Hearing was published in the Vincennes Sun Commercial by Paxton Media, the owner of the Herald. Because the notice was published in the wrong newspaper, Paul is requesting the Public Hearing be opened tonight to allow questions or testimony from those present, but asks the Board to continue it to a date in the future. This will allow the petitioner to have the Herald correctly publish the Notice of Hearing. After a short discussion, Dave Schipp made a motion that the hearing be continued to April 13, 2023 at 5:30 pm. Ronald Mundy seconded the motion. Motion carried.

The public hearing was opened at 5:45 pm. Board members asked several questions about where McDonalds intends to place signs on the property. Signs discussed included: pole signs, drive through directional signs, etc. The Board also asked for clarification about the variance being requested. The petitioner indicated that the variance tonight was only to allow an additional 25-square feet of sign face to allow for sign face on a 3rd side of the building. This additional 25-square feet of sign face would

bring the total sign face allowed for the project to 178-square feet versus the 153-square feet already allowed. Following this discussion, the Board continued the request to Thursday, April 13, 2023, at 5:30 pm.

Paul summarized the next item on the agenda. A variance request (Docket # 2023 – 02 (V)) filed by Henke Properties, LLC. (Cole Henke). The petitioner is requesting variances from the Huntingburg Unified Development Code Chapter 2.A.1. Moderate-Density Residential District-R-2 C – Minimum Lot Size: and lot width to allow for the development of a 2-story duplex residence on a lot of less than the required 10,000-square feet (5,000 square feet per unit) R-2 Zoning District. The subject property is approximately 6,250- square feet in size. The lot is 50-feet in width. Required lot width is 100-feet. Paul indicated that tonight’s meeting constitutes a Public Hearing on the request. Paul also confirmed that the required proof of mailing to Interested Parties and proof of publication for the Notice of Public Hearing are in the file. The Board opened the Public Hearing at 5:58 pm and invited comments from the public. There being no remonstrators, the Public Hearing was closed at 5:59 pm. A motion to approve the variance request was made by Primo Nino and seconded by Riley Schumacher. The variance was approved 5-ayes and 0-nays.

passed out

Paul material from the Huntingburg Unified Development Ordinance concerning ‘commercial solar projects’ to the Board. He indicated that since there were 2 or 3 solar projects considering Dubois County and near Huntingburg, he felt the Board should be aware of what the Zoning Ordinance requires for the projects and where they can be located. The Board discussed solar projects for several minutes as they reviewed the material. Following the discussion, Dave Schipp made a motion to adjourn the meeting. Second by Todd Humbert. The March 22, 2023, Huntingburg Board of Zoning Appeals meeting was adjourned at 6:32 pm.

Submitted by: *Todd Humbert*
Secretary

Approved by: *Primo Nino* Date: *4-13-2023*
President