

MINUTES
WALTON BOARD OF ZONING APPEALS
Wednesday, February 27, 2013

The meeting of the Walton Board of Zoning Appeals was called to order by Patti Raderstorf at 7:00 PM in the Walton Town Hall, 100 S. Depot Street, Walton, IN.

ROLL CALL:

Members present: Mike Sailors, Aaron Deeter; Patti Raderstorf; Mac Martin.

Member absent: Mike Robison

Staff present: Arin Shaver and Chris Gaumer.

Public in attendance: Robert Masters, Jerrie Burkhart and Judy Burkhart

ACTION ON MINUTES:

Mike Sailors made a motion to approve the minutes from June 22, 2011. Mac Martin seconded the motion and all were in favor.

ELECTION OF OFFICERS:

Mike Sailors motioned to retain the present slate of officers, Patti Raderstorf, President; Mike Sailors, Vice-President and Mac Martin, Secretary. Aaron Deeter seconded the motion and all were in favor.

Chris Gaumer reported that proper notification has been met on this case.

Mrs. Raderstorf asked if any members had any contact with either the petitioner, advocates or opponents in today's case. All members said they had not.

All wishing to speak were sworn in.

PUBLIC HEARING:

WBZA #13 - 01: A petition of Robert Masters requesting a Use Variance for repair services. The property is located at 101 S. Walnut, Walton, IN and is zoned NR, Neighborhood Residential.

Chris Gaumer gave a brief introduction of the site and surrounding uses with the following points:

- Proposes to tear down the existing home and build a new building for furniture repair and woodworking services
- Proposed building to be 20' X 36'; 720 sq. ft. metal framed garage
- Security lights on the north and south ends of building.
- A building mounted sign to be 4' X 4', 16 sq. ft.
- Sign to be illuminated internally
- Hours of operations – 8:00am – 5:00pm Monday – Friday and 8:00am – 1:00pm Sat.
- 4 parking spaces – conforming
- Grass and a fence will face Town Hall
- 1 employee

Mac Martin questioned whether chemicals will be used in this operation. Mr. Masters stated that paint removers, paint, stains, lacquer and spray paint will be used but smells and odors will be contained inside the building. Mr. Masters stated that empty containers will be recycled. Mr. Masters explained the refinishing process and how cleaning chemicals will be used and processed by EPA State regulations.

Mr. Martin asked if there will be other drainage issues. Mr. Masters stated that he will have no other building on this parcel and didn't feel that drainage will be a problem.

Patti Raderstorf stated her concern that there is no hardship for a residential use at this location.

Mrs. Shaver explained that a rezone is possible, but might not be appropriate for this property. Mr. Sailors stated that the property is on the unsafe building list and needs to be cleaned up. Mrs. Raderstorf felt this unsafe condition does allow for a peculiar condition of the property along with the railroad adjacent to the property.

A letter of approval was read from Rick Lee.

The board spoke of concern of drainage discharge and added a condition of approval #4 for this issue.

The following conditions of approval were read:

1. That all proposals of the petitioner be made conditions of approval.
2. That all other standards of the zoning ordinance be met.
3. That all applicable state and local permits, state building permits be obtained and proof be given to the Zoning Administrator.
4. The operation be in compliance with IDEM procedures for wastewater.

Petitioner agreed to these conditions. Mac Martin motioned to approve this petition with conditions. Mike Sailors seconded the motion. Roll call vote was unanimous to approve.

OLD BUSINESS:

None.

NEW BUSINESS:

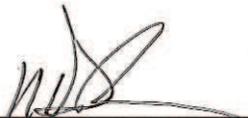
Agent Authorization Letter:

Mrs. Shaver presented the Agent Authorization Letter that has been prepared by staff.

There being no further question or comments, the meeting was adjourned at 7:44PM, February 27, 2013.



Officer, WBZA



Officer, WBZA



Recording Secretary