

BZA MINUTES

July 14, 2026

Members present: Jim Hufford, Jon Peacock, Don Calhoun, Drew Cleveland, Jason Hawley, and Jason Allen

Members absent: Bill Davis

Legal Representation: Jason Welch

Staff present: Debra Johnting, Area Planning Director and Kristi Halloran, Recording Secretary

Others present: Stacy Johnson, Andrea and Miles Manning, Sarah and Desmond Hawley, Winchester Scout Troop 58, Jeff Edwards, Nancy Keener, Dustin Habegger

Chairman Hawley: Good evening. I would like to bring the Randolph County Board of Zoning Appeals to attendance on tonight, July 14, 2026. First off, I would like all the board members to state your name for the record so we have that. My name is Jason Hawley, Jim Hufford, Don Calhoun, Drew Cleveland, Jason Allen, and Jon Peacock. Thank you very much. First order of the agenda today is the approval of the minutes from June 16, 2026. Is everybody had a chance to look over those and review them?

D. Cleveland: I move we approve the minutes.

J. Allen: Second.

Chairman Hawley: All in favor?

All: Aye.

Chairman Hawley: Motion is passed. Before we get started tonight I would like to remind petitioners will have 15 minutes to present their petition. During this time there will be no interruptions or questions. After the presentation the board may ask questions. Anyone wanting to speak for or against will have three minutes each and then the petitioner will have an additional five minutes to respond to comments. Looks like we have one petition on the docket night, BZA2026-19-SP. Stacey Thompson petitioner on behalf of Brenda Cummings request to replace a mobile home with a new mobile home. Is there anyone here that would like to speak for this proposal? Please come to the table and state your name and address for the record.

S. Thompson: Stacy Thompson, 7435 N 200 E, Ridgeville, Indiana.

Chairman Hawley: Okay, have you sent out notice by certified mail and have returned the receipts to Area Planning Office?

S. Thompson: Yes sir.

Chairman Hawley: Have you received Article V, Conduct of Hearing?

S. Thompson: Yes.

Chairman Hawley: Okay, why don't you tell us what you're looking to do here tonight and see what we can do to help you out.

S. Thompson: I'm looking to sell my home, purchase a brand-new mobile home, buy the lot from Brenda Cummings, remove the trailer and half of a trailer that is on that property and put my new trailer on that. And I just wanted to get approval for that before I sell my home and purchased the lot.

Chairman Hawley: And it looks like you're replacing it again with the same singlewide that was on there.

S. Thompson: Yes and it's a new one. I'm not, it's not a used one or an old one. And then we'd be cleaning up there. It's kind of a mess. They got a couple of sheds and a half of an old trailer and plus an older trailer and we'll be taking all that out of there. And put in a new shed and a new mobile home.

Chairman Hawley: Are there any other questions from the board?

J. Hufford: I was just wondering about a half trailer which she said is half trailer there so. That kind of answers that.

S. Thompson: I think they tore out half of it thinking that if they left half of it and they decided to put in another one they wouldn't have to go through.

Chairman Hawley: That's not the plan right?

S. Thompson: Yeah no, no, no. I'm going to remove both of them.

Chairman Hawley: That was the part that was just sticking with me. It felt kind of strange but I just wanted to make sure that's where we're at. Anybody else questions?

D. Calhoun: Is the new one going to be the same size as the old one?

S. Thompson: Yes, it should be. It's 16 by 60 is the new one.

Chairman Hawley: Are the forms and runs already poured for that?

S. Thompson: It's what's under there is under there and we're not sure so when we remove the other one we're going to upgrade whatever needs to be upgraded.

Chairman Hawley: Any additional questions?

J. Peacock: Just wondering if you remove the second-half or whatever it is. Is there anything we need to think about on putting in the storage shed? Does that effect anything? It says, "We might put in a storage shed there."

S. Thompson: Well there's two sheds already on the property aside from the two trailers. So I'm not sure, I mean we would do whatever we need to do permit wise and things.

J. Welch: As long as they meet the setbacks that are required.

Chairman Hawley: I think tonight we're just looking at the replacement of the mobile home.

J. Peacock: I just wanted to make sure that didn't affect anything we decide.

J. Welch: As long as it has the proper setbacks.

S. Thompson: Yes, just the trailer tonight.

Chairman Hawley: Are there any other questions that the board may have? Is there anyone else here who would like to speak for or against proposal? Please step forward and state your name and address for the record.

A. Manning: My name is Andrea Manning. Box 117, Saratoga, Indiana. I'm sorry. I'm a little foggy. I had an allergic reaction and I'm trying to get better. So we're all mixed up because I just met Stacy. She's a lovely person but we do have trailers around Saratoga that are in really bad shape. We have one house away from us. So we don't want more trailers. But I have a letter from the lady across the street and I didn't know if she was worried about me saying anything or not but she went today and wrote a letter. She's real sick. And she has seen it all and she has a junkie house on the other side of her too. I mean if Stacy is the real deal then I'd like Shirley to have a nice house to look across the street at, not a bunch of junk. So I'm really torn. I don't know what to say because we were totally opposed to it and the trailer down from us we would like it to go away. We try but they don't seem to be able to do anything legally. Our thing is that we have an ordinance against putting more trailers in Saratoga so if we allow that then how do we stop the next one. Does that make sense?

Chairman Hawley: I can relate. I live in front of a trailer park.

A. Manning: Well that's okay in a trailer park but I don't want to live next to one that's not livable. You see what I'm saying? I'm not being mean. I just you know I don't want some place that they're going to cook meth there.

J. Hufford: Would you rather have stay just like it is? Leave the old trailer there and half a trailer and leave it like that? Because that's what will happen.

A. Manning: Right but I...

J. Hufford: Or would you rather see her clean it up and put a new trailer there?

A. Manning: Yes, but I didn't know Stacy. I didn't know Stacy so I didn't know but what she'd say a new trailer is new to that spot.

J. Hufford: It's a brand-new trailer.

A. Manning: Yes, but I didn't know that. All I know now is because I've met her. Do you see what I'm saying? I mean we have trailers around town. They're in terrible shape. The landlords don't do anything. And then when we try to do something they don't cooperate with anyone. So that was our concern but.

J. Allen: Would you be opposed to it if it's a brand-new trailer and is owned by an individual versus a rental. Because if it's a rental I get what you're saying. Landlords don't want to take care of it. If this is going to be a property that she's going to live in yourself and it's a brand-new trailer and you would

think that she's going to take pride in making sure that it's upkept. The only worry is a trailer cost versus if you want somebody to build a house on that. You're not going to get anybody to build a house today because the cost of building is exponential. So then that property is going to become vacant and it's just going to become abandoned property. Would you be opposed of it if it's a brand new trailer that's owned by an individual? What are your thoughts on that?

A. Manning: I mean it's okay but I'm not 100% on board because what about the next trailer that needs an exception.

J. Allen: That would be something that they would still have to come before the board and have a discussion about the replacement again. If they're living in the existing trailer that's already there there's nothing we can do about that but if they're going to replace them with another trailer they still have to come before the board to have approval to do that.

A. Manning: And you can actually do something?

J. Allen: We can accept it or deny it.

A. Manning: And it really has teeth?

J. Allen: Yeah it can but at the end of the day the goal for us is to make sure that we try to make the communities look better. Since the fact that somebody coming in here to put a brand-new trailer in there that they're individually going to own and live in.

A. Manning: Right and not rent.

J. Allen: It seems like a better solution to the problem that you already have. It would be difference if she was turning it into a rental property.

A. Manning: I wish Shirley could be here.

J. Hufford: Do you have a problem with other trailers in the town? If so then you should take that to the town board there in Saratoga? We don't have jurisdiction over there.

J. Allen: Correct they should have blight ordinances.

A. Manning: Alright.

D. Cleveland: So are the trailers that you're talking about, are they lived in or are they abandoned?

A. Manning: Abandoned.

J. Allen: They were like that when I played baseball there in Saratoga, right there on that street. I know which ones you're talking about.

A. Manning: Yes and poor little kids that were in the trailer next to our house. They had to sleep on the floor. They didn't have electricity. It was really hard to get anybody to go and do anything for them.

J. Allen: That would be a police issue there.

A. Manning: But you have to be careful. But the Dad finally ...

S. Thompson: I understand...

Chairman Hawley: Thank you very much for your consideration. Ms. Thompson you have five minutes to respond.

S. Thompson: I was just going to say I understand what she's talking about. The way things are looking around town and stuff but we want to make it look better. Like that property behind where we want to purchase there's a tree on a house. And I think someone lives there. And I mean that looks bad.

D. Johnting: I talked to the president of the council and he wants to live there. There's nothing they can do. They can't order him out. It's just him. He doesn't want to sell. People have offered to buy it or fix it.

S. Thompson: So, he's just go live with it with the tree on it? That is so scary.

D. Johnting: Yes, for now.

S. Thompson: Why I just think that's crazy. I do understand what she means but we're not like that. We will keep the place clean and nice and I mean this is my future. I'm 57 years old. This is what we're planning on for our future. I don't plan on going anywhere and renting it out or anything. That's all.

Chairman Hawley: Is there anyone else who would like to speak for or against the proposal here this evening? All right, seeing no one else speaking for this is there any other questions or concerns from the board this evening? Seeing none, I motion for a roll call vote.

J. Hufford: Second.

K. Halloran: Drew Cleveland, yes. Don Calhoun, yes. Jim Hufford, yes. Jason Hawley, yes. Bill Davis is absent. Jason Allen, yes. Jon Peacock, yes.

Chairman Hawley: Motion is approved. Congratulations. Thank you very much. Moving along I see that we have representatives from Boy Scout Troop Number 58 here this evening. Now it's in the records. Moving on is there any old business that needs to be addressed? Any new business that needs to be addressed? Reports from officers, committee, and staff? Anything for August?

D. Johnting: I think so.

Chairman Hawley: Other than that, motion to adjourn this evening?

J. Allen: Second.

Chairman Hawley: So moved. Thank you very much ladies and gentlemen.

S. Thompson: Thank you.

Chairman, Jason Hawley

Kristi Halloran, Recording Secretary

Vice Chairman, Bill Davis