

**Town of Georgetown
BZA Public Hearing Meeting
October 27, 2022 6:30 PM
9111 State Road 64
Georgetown, IN 47122**

Pledge of Allegiance

Roll Call: Michael Mercer, Doug Bledsoe and Jeff McCaffrey. Members not in attendance: Jason Parrish and Jeff McCaffrey. Also in attendance: Bob Woosley, Kristi Fox, Julia Keibler and Haley James.

Approval of Minutes

Doug Bledsoe made a motion to approve the minutes from July 28, 2002. Seconded by Michael Mercer and approved 3-0.

New Business

Georgetown Fire Department Landscaping and Screening of Parking Lot Variance

Bob Woosley gave his staff report. The LED sign is installed and looks good. They were approved for the sign variance. Modifications have been finished for the inside of the building and they will have exterior improvements to the parking lot.

They will have shifts of three full time employees, sometimes four, including shift change. They are adding three additional parking spaces along the west side of the property and are wanting to add three white stripped parking spots along Miller Road. Those are planned to be used if all other parking spots are occupied, as a last resort. They needed a variance because our code requires screening between this non-conforming use and residential properties. They will not disturb the existing vegetation or neighboring property.

They need the variance for landscaping. They will be replacing the sidewalk on the side of the building and adding a ramp for the baby box, shrubs, and plants. The landscaping will not affect traffic, or the sidewalk and they will be low maintenance. Bob Woosley asks only exterior landscaping be granted. In total, they will have nine parking spots. Not granting the variance will create difficulties for use of the property as a fire station and will make it harder for the trucks to get out fast. The entire parking lot will be updated. It will all be re-paved and striped. They will not be adding additional lighting.

Notice has been mailed to all property owners, but none are in attendance tonight. No complaints from neighboring properties have been received.

Olivia Blackerby, the landscape designer, is in attendance tonight and is happy with everything.

In Favor

Stephanie Timberlake of 8180 Autumn Drive is in favor of the variance because it helps with home insurance and safety/piece of mind.

Opposed

No comments.

The fire department wants to stay in the center of town and close to the school. They did a study and found in the evening hours they receive more calls on this side of town which will help decrease response time. If you live within 5 miles of a Fire Department, it will also help by decreasing your property taxes.

They will be staffed and running 24/7. The propane tank will not be moved if the variance is granted.

Michael Mercer read the variance ballot.

Michael Mercer made a motion to approve the Variance Ballot as read. Seconded by Doug Bledsoe and approved 3-0.

The variance ballot will be attached to these minutes.

8125 Autumn Drive

Michael Mercer asked for a notice to be sent to 8125 Autumn Drive for non-compliance and no response to the previous letter.

7600 State Road 64

Michael Mercer made a motion to send a notice to 7600 State Road 64 regarding a previous variance. We have made numerous attempts to speak with the property owner with no response. They have not signed the written condition letter. He is not allowed to break down flares to make into ammunition. Kristi Fox stated he should not be operating until these variances are in place.

Michael Mercer and Kristi Fox recommend sending notices as certified mail with Travis Speece, the Chief of Police for delivery.

The next BZA meeting is November 17, 2022 at 6:30 P.M.

Adjournment

Michael Mercer made a motion to adjourn. Seconded by Doug Bledsoe and approved 3-0.

Minutes Approved By:



Doug Bledsoe

Doug Wacker

absent.



Jason Parrish



Jeff McCaffrey



Michael Mercer

Attest:



Julia Keibler, Secretary

DEVELOPMENTAL STANDARD VARIANCE BALLOT

GEORGETOWN BOARD OF ZONING APPEALS

Docket G-22-016-738

Petitioner's Name: Georgetown Township Fire Protection

ORDINANCE AUTHORITY:

Georgetown Zoning Ordinance

The variance petition shall be approved if the findings of fact are made consistent with the requirements of this Ordinance and Indiana State Code. The petition shall be approved with modification if the Board determines that the required finding of fact may be made if certain conditions are applied to the petition. The Board may make reasonable conditions related to the required findings of fact part of its approval or accept written commitments from the petitioner.

DECISION

After careful review the Board finds that:

1. Approval of the variance (WILL NOT) / WILL) be injurious to the public health, safety, morals, and general welfare of the community because:

Do Not cause harm to adjoining property. Will be beneficial to Neighborhood. Will not be injurious to the public health, safety, morals, and general welfare of the community because the property is currently non-conforming and not causing anything injurious.

2. The use and value of the area adjacent to the property included in the variance (WILL NOT / WILL) be-affected in a substantially adverse manner because:

The areas adjacent to the property will not be affected in a substantially adverse manner because there is no change and as the lot will increase. Parking will not be allowed to encroach closer to west property line than currently and no removal of current vegetation.

3. The strict application of the terms of the zoning ordinance (WILL / WILL NOT) result in practical difficulties in the use of the property because:

without approval the fire station will not be able to operate for the safety of the town.

4. This variance (DOES / DOES NOT) involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10.

If such a structure is involved, the Petitioner (HAS / HAS NOT) provided the Board with a copy of the following:

- a. Permit for the structure issued by the Indiana Department of Transportation;

- i. Determination of No Hazard to Air Navigation issued by the Federal Aviation Administration; and
- ii. Evidence that notice was delivered to a public use airport as required in Ind. Code 8-21-10-3 not less than sixty (60) days before the proposal is considered.

The Board of Zoning Appeals hereby (**GRANTS** / **DENIES**) the Petitioner's Variance at the meeting held on the 27 day of October, 2022

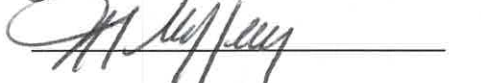
Approval by the Board is subject to the completion of the following conditions:

1. No removal of trees & vegetation on west side.
 2. No further encroachment of west side setback.
The Setback shall be 2 feet on west side only.
 3. No interior landscaping shall be required.
 4. No screening shall be required on west side of property only.
- 1a. Vegetation does not include grass.

Approval by the Board is subject to the following written commitments:

Board Members in Favor:





Board Members Opposed:

SIGN IN SHEET

MEETING DATE & TIME:

October 27, 2022 at 6:30 p.m.

PUBLIC HEARING FOR:

Georgetown Fire Dept - Landscaping + Screening of
Parking lot Variance

[illegible]

PAYROLL SIGN IN SHEET

MEETING DATE & TIME:

November 17, 2022 @ 6:30 p.m.

MEETING FOR:

Board of Zoning Appeals (BZA)

[illegible]