

ROME CITY BOARD OF ZONING APPEALS
Regular Meeting
May 17, 2018

The Rome City Board of Zoning Appeals held their regular meeting on Thursday, May 17, 2018 at 7:00 p.m. in the Rome City Town Hall. The meeting was called to order by Chair Fox.

Members Present:

Leigh A. Pranger-Secretary	Kelly Morris
Judy Fox	Christine Coe
Mike Friskney	

Members Absent:

Barb Tatman-excused

Roll call determined a quorum was present.

Member Morris made a motion to waive the reading of the minutes and approve as submitted. Second by Member Coe. All in favor-aye. Motion Carried. The minutes were posted on the bulletin board for everyone to read.

Interested parties in attendance: Attorney-Bill Eberhard, Andy Enyart-representing Mr. Josh Miller.

OLD BUSINESS

Nothing under old business.

NEW BUSINESS

Use Variance #2018-09

Joshua Miller, 4529 E 800 N, Kendallville, IN 46755 is requesting a use variance from the Rome City Unified Development Ordinance, Section 2.05; Agricultural District; permitted use to allow small engine repair; storage of used mowers and engines for parts and one ground sign. This will allow for a small lawn and garden repair center with part storage and one commercial sign. Chair Fox called for Mr. Miller to present his petition to the board. Mr. Andy Enyart informed the board he would be addressing the board on behalf of Mr. Miller, who had a family emergency. Mr. Enyart stated that Mr. Miller purchased the property at auction several months back and will be moving his family from their property on US 20 outside of the LaGrange. Mr. Enyart stated Mr. Miller has been looking for another location for his business so he could get his family off the busy highway. This location offers more land and additional buildings for his business and his livestock. The business will be located in the building next to the house with the door facing 800N. There are two buildings to the east of the business for storage and he is requesting to store additional parts and equipment by installing a fence from the northwest edge of the office building the length of the adjoining building. Chair Fox asked how tall the fence will be? Mr. Enyart stated the fence will be 6-7 feet in height. Member Friskney asked if the fence will solid so none of the stored equipment will be seen through the fence. Mr. Enyart stated yes, the fence will be solid. Member Friskney stated he just drove by the property and notice 3 tractors on the property in various states of disrepair. Mr. Enyart stated Mr. Miller only brought one tractor with him; the other tractors were left on the property. He noted Mr. Miller is continuing to clean the property. Secretary Pranger informed the board that Mr. Miller told her the large three story barn was packed with cage material and old sewing machines along with various types of materials. Once he finishes cleaning out the barn he should have enough room

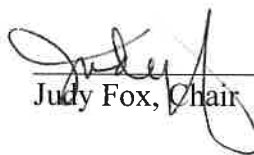
to store all his equipment inside. Member Friskney expressed concern that the equipment and part will be stored outside in plain view. Mr. Enyart stated that Mr. Miller intends to store everything inside or behind the fence. Attorney Eberhard informed the board the proposed fence shown on the submitted drawing will only shield the parts from the view on 800 N and those traveling on 450E will still be able to see the stored parts since there is no fence on the north side. Attorney Eberhard suggested an additional fence be added east/west to block the view on 450 E. Member Friskney asked about the available parking on site. Mr. Enyart stated they have a circular drive and there is plenty of room to park 4 vehicles in front of the office building. Chair Fox asked for interested parties on behalf of Use Variance #2018-09. No one was present on this petition. Mr. Enyart stated that Mr. Miller contacted eight neighbors within a mile and they all welcomed the repair shop. (See submitted document for signatures). Secretary Pranger informed the board she sent out the interested parties' forms and those return stated no opposition to the business. There being no further discussion Cahir Fox called for a motion and vote. Member Friskney Made a motion to approve Use Variance #2018-08 with the addition of an L shaped fence to run north/south and east/west so the parts are not visible from 800 N or 450 E. Mr. Enyart stated Mr. Miller will abide by the additional section of fence. Second by Member Morris. All in favor-aye. Motion Carried. Use Variance #2018-08 Granted.

MISCELLANEOUS BUSINESS

1. Secretary Pranger will forward the minutes from the Tackett/Eshelman petition. Secretary Pranger informed the board she is still working on the updates to the UDO for the board's review. She will forward copies by email as soon as they are completed.

Next meeting: June 21, 2018 at 7:00 p.m.

There being no further business Member Friskney made a motion to adjourn the meeting at 7:35 p.m. Second by Member Coe. All in favor-aye. Motion Carried.



Judy Fox, Chair

Attest: 

Leigh A. Pranger, Secretary