

BOARD OF ADJUSTMENT MINUTE SHEET

Regular Meeting

DATE: MARCH 14, 2023

TIME: 6:05 P.M.

1ST ITEM OF AGENDA: Roll Call and Declaration of a Quorum

ROLL CALL:

	HERE	ABSENT
COMMISSIONER ROMINGER	X	
COMMISSIONER HURST	X	
COMMISSIONER HARDIN	X	
VACANT		
VACANT		

OTHERS PRESENT: Walter Rose, Whitney Abel, Dustin Higgins

DECISION: Quorum

2ND ITEM OF AGENDA: Approval of the minutes of the last meeting on DECEMBER 13, 2022.

DISCUSSION: Rominger had Abel read the Minutes

Motion: Approve

MOTION MADE BY: ROMINGER HURST HARDIN VACANT VACANT

SECONDED BY: ROMINGER HURST HARDIN VACANT VACANT

ROLL CALL:

	AYE	NAY	ABSTAIN	COMMENTS
COMMISSIONER ROMINGER	X			
COMMISSIONER HURST	X			
COMMISSIONER HARDIN	X			
VACANT				
VACANT				

Motion: Passes

3RD ITEM OF AGENDA - Request by **Halff Associates, INC** for Tecumseh Broadway Development of **837 N Broadway** for a variance of:

- **City Code – Sec 48-342 – Size of Off-Street Parking Space** – The size of a parking space for one vehicle shall consist of a rectangular area having dimensions of not less than ten feet by 20 feet, plus adequate area for ingress and egress. *Applicant would like to get a variance to allow for nine feet by 20 feet for Parking Spaces.*

DISCUSSION: Rose stated that this was done for Dollar General and some other locations previously. Rominger noted that it didn't seem to cause any problems at the locations that it was approved at. It was mentioned that maybe to code needs to be updated to reflect the change in times as most companies are going to the 9ft x 20ft parking spaces.

Motion: Approve

MOTION MADE BY: ROMINGER HURST HARDIN VACANT VACANT

SECONDED BY: ROMINGER HURST HARDIN VACANT VACANT

ROLL CALL:

	AYE	NAY	ABSTAIN	COMMENTS
COMMISSIONER ROMINGER	X			
COMMISSIONER HURST	X			
COMMISSIONER HARDIN	X			
VACANT				
VACANT				

Motion: Passes

4TH ITEM OF AGENDA - Request by **Halff Associates, INC for Tecumseh Broadway Development of 837 N Broadway** for a variance of:

- **City Code – Sec 48-480.b.5 – Lot, yard and height regulations.** The rear yard of any lot in the commercial districts shall not be less than that specified above, provided, however, that the rear yard of any lot adjoining a residential district on the rear shall have a rear yard setback of two feet for each one foot of building height, plus a screening wall or fence as provided in section 48-312. *Applicant is requesting a variance for the additional setback required for Commercial abutting a Residential zoned area.*

DISCUSSION: Rominger asked about the nearness to the housing addition behind property. Rose stated that most of the building met the additional setback requirements but there was one corner that would set right at the 10 foot from the property line setback. Rose stated that additionally there was a large creek between the property and the housing addition behind it, and that the Casey's store would be installing a privacy fence to further separate it from that addition.

Motion: Approve

MOTION MADE BY: ROMINGER HURST HARDIN VACANT VACANT

SECONDED BY: ROMINGER HURST HARDIN VACANT VACANT

ROLL CALL:

	AYE	NAY	ABSTAIN	COMMENTS
COMMISSIONER ROMINGER	X			
COMMISSIONER HURST	X			
COMMISSIONER HARDIN	X			

VACANT				
VACANT				

Motion: Passes

5TH ITEM ON AGENDA: NEW BUSINESS

No new business.

6TH ITEM ON AGENDA: ADJOURNMENT

MOTION MADE BY: ROMINGER HURST HARDIN VACANT VACANT

SECONDED BY: ROMINGER HURST HARDIN VACANT VACANT

ROLL CALL:

	AYE	NAY	ABSTAIN	COMMENTS
COMMISSIONER ROMINGER	X			
COMMISSIONER HURST	X			
COMMISSIONER HARDIN	X			
VACANT				
VACANT				

Motion: Passes

TIME: 6:20 P.M.

WHITNEY ABEL, P.C. SECRETARY

CHAIRMAN