

NEW WHITELAND BOARD OF ZONING APPEALS

MAY 16, 2024

6:00 pm

PUBLIC HEARING

President, Mike Ryle called the meeting to order at 6:00 p.m. Members present were Bill Conner, Mike Ryle, Mike Combs and Christy Ward. Chris Gonfiantini was not in attendance. Attorney, Lee Robbins was in attendance as well as Zoning Administrators, Bob Downey and Tim Brown.

MINUTES:

Mike Combs motioned to approve the minutes as presented from the last meeting. Christy Ward seconded the motion. Vote was 4 affirmative.

VARIANCE# 24-V-01 TONY BIASI / SCENIC CONSTRUCTION PROPERTY SETBACKS

Mike Ryle opened the Public Hearing at 6:02 pm.

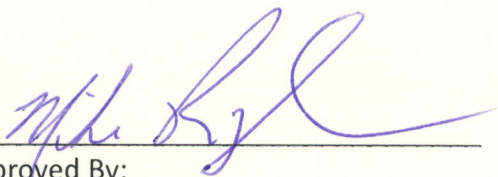
Tony Biasi with Scenic Construction thanked everyone for coming out special tonight for this meeting. He owns and operates Scenic Construction on Hawthorn Bloom which is located on the north end of his fourteen acres. He built his building in 2016. Last year he built a new building on the south end of his fourteen acres where B & K Hydraulics is located. The middle lot is currently vacant.

The current building requirements for manufacturing, each lot requires a 30' set back, that would make it a total of 60' between parcels. Tony is requesting 10' between parcels, with a total of 20' apart. His business is on lot 1. Tony Biasi is requesting a variance to reduce the setback between lot 1 and lot 2 from 30' to 10'.

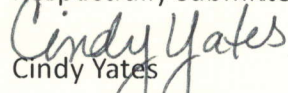
Tony does not intend on building large manufacturing buildings. He plans on two buildings next to each other and a drive between those two buildings. The buildings would have overhead doors.

Lee Robbins explained that Country Gate subdivision was developed as a PUD, Planned Unit Development. The Masterplan ultimately zoned some property commercial, some residential and Tony's property was zoned manufacturing. Property that is zoned manufacturing requires more spacing between buildings. Tony states that he plans on building 8400 square foot buildings. Tony Biasi states that he is fine on the parameters of the property, it's just within his fourteen acres that he is asking for the variance on the setback requirements.

Mike Combs motioned to grant the variance to reduce the setbacks from 30' to 10' between lots one and two on Tony Biasi's fourteen acres. Christy Ward seconded the motion. Vote was 4 affirmative. Meeting adjourned at 6:57 pm.


Approved By:

Respectfully submitted:


Cindy Yates
Recording Secretary