



Fruitland Township
White River Light Station Museum

Fruitland Township Zoning Board of Appeals Minutes of September 12, 2011

CALLED TO ORDER: 7:00 p.m.

PLEDGE OF ALLEGIANCE

PRESENT: Chairman John Warner, Board members Penny Larson, Clarence Gaertner, Brian Lernowich, and Eileen Stoffan.

ALSO PRESENT: Zoning Administrator Sandel, Recording Secretary Sally Dion, James and Julia Hegedus (applicants), and no interested parties.

AGENDA: Motion by Brian Lernowich, second from Clarence Gaertner, ***ADOPTED***, to approve the September 12, 2011 Zoning Board of Appeals agenda. ***5 AYES***

MINUTES: Motion by Eileen Stoffan, second from Penny Larson, ***ADOPTED***, to accept the July 11, 2011 Zoning Board of Appeals as presented. ***5 AYES***

Chairman Warner explained the purpose and function of the Zoning Board of Appeals.

CORRESPONDENCE: None

PUBLIC HEARING:

2340 W. Lakewood Road

61-06-102-400-0002-00

James/Julia T. Hegedus, applicants, requests a variance from the following article for the continued use of an existing Accessory Building used in connection with an Agricultural use in the Low Density Residential (LDR)/Agricultural Overlay District with said building becoming less than 200' from a lot line of a proposed parcel requested to be created for mortgage purposes only:

Article IVa, Section 4.05a 2, which states that for agricultural uses and Intensive Livestock Operations, the minimum lot area shall be forty (40) acres, and all buildings used in connection with such operations shall be located not less than 200 feet from any lot line.

Zoning Administrator Sandel explains the applicants have applied for a land division because they would like to refinance and install a steel roof on their home; however, unless the agricultural use portion of the property is separated the bank will not loan money. This request is being made for mortgage purposes only; they do not intend to sell.

Public Hearing opened at 7:02 p.m.

James and Julia Hegedus (applicants), 2340 W. Lakewood Road, both reiterated what Zoning Administrator Sandel stated. Chairperson Warner asked if they were actively farming now and Mrs. Hegedus stated that yes they are. Mr. Hegedus stated the following: 1) within one (1) year he should be done with the cattle business (intensive livestock) and growing corn only, 2) when the time comes their children will be assuming the farm, 3) the Accessory Building that would be within two hundred (200) feet of the North lot line of the parcel being created would be for horses and storage and 4) the bank will not mortgage the farm as it is now.

Public Comment: None

Public Hearing closed at 7:15 p.m.

Discussion

Board member Penny Larson asked if any restrictions could be placed on this variance. Zoning Administrator Sandel stated he could make the Land Division approval based upon it being for mortgage purposes only.

Motion by Eileen Stoffan, second from Penny Larson, ***ADOPTED***, to grant the variance request from James and Julia T. Hegedus from Article IVa, Section 4.05a 2, for the continued use of an existing accessory building used in connection with agricultural uses that will become located within two hundred (200) feet of the North lot line of a parcel requested to be divided from parcel number 61-06-102-400-0002-00 located at 2340 W. Lakewood Road and direct Zoning Administrator Sandel to approve the Land Division request for mortgage purposes only.

Roll Call: Stoffan – AYE, Lernowich – AYE, Larson - AYE, Gaertner – AYE, and Warner – AYE.

5 AYES

ADJOURNMENT

Motion by Eileen Stoffan, second from Penny Larson, ***ADOPTED*** to adjourn the September 12, 2011 Zoning Board of Appeals meeting at 7:30 p.m.

5 AYES

Respectfully Submitted,

Sally Dion
Recording Secretary