

ELLETTSVILLE BOARD OF ZONING APPEALS

January 13, 2004

The Ellettsville, Indiana Board of Zoning appeals met at 7:00 p.m., Tuesday, January 13th, 2004. Members present were Jack Neal, President; William Evans, Terry Baker, David Sorokoty and Denise Knell. Mr. Bill Land, Town Planner was also in attendance.

NEW BUSINESS: Zoning Variance for the Zion Nazarene Community Church

Mr. Bob McCoy from the Zion Nazarene Community Church requested a variance for a new parking lot at the church located on Ratliff Road. They want to put some gravel in place to make a temporary parking facility for the church. They are preparing to have a meeting of significant proportion in the near future. The church plans to pave the parking lot later on. There is also a new building planned in the future that will incorporate a portion of the parking lot.

A motion was made by William Evans, seconded by Terry Baker to allow the variance for the church parking lot. Motion carried 5-0.

It was also noted that the church would have to come back before the Board in July 2005 if their work wasn't completed by that time. Mr. Bill Land, Town Planner, discussed various ways that their review could perhaps be done. The zoning fee would also be waived for the renewal.

NEW BUSINESS: Sign Relocation, Hoosier Outdoor Advertising

Mr. Raymond Lady, representing Hoosier Outdoor Advertising, requested a variance to replace a sign that had been removed by the Indiana Department of Transportation because of the new positioning of State Road 46. He asked permission to move the sign across the road onto the Ferrell Gas property. The old location was not properly zoned and Indiana Code prohibits zoning changes to accommodate billboards. Although the non-conforming sign could be replaced at its original position, it would not meet the new requirements of the sign ordinance if the sign were to be moved across the street to a new location.

A motion to deny the petition for the sign variance was made by David Sorokoty. William Evans seconded. Motion carried 5-0.

UPDATE ON PLANNING AND ZONING ORDINANCES:

Mr. Bill Land, Town Planner, spoke to the Board of Zoning Appeals in length about the new Planning and Zoning Ordinances that were now in effect for the Town and also answered questions from the board.

ADJOURNMENT:

A motion was made by Terry Baker, seconded by William Evans to adjourn the January 13th, 2004 meeting of the Board of Zoning Appeals. Motion carried 5-0.