

November 17, 2015

The Ellettsville, Indiana, Board of Zoning Appeals met in session on Thursday, November 17, 2015, at the Fire Department Training and Conference Room. Terry Baker called the meeting to order at 6:00 p.m. Terry Baker led the Pledge of Allegiance.

Roll Call: Members present were Terry Baker, Fred Baugh and Todd Lare. Pat Wesolowski was absent.

Election of Officers

Fred Baugh nominated Terry Baker as President. Todd Lare seconded. Motion carried.

New Business

Variance from Development Standards to Allow a Gravel Parking Lot to be Constructed for Commercial Vehicle Storage at 8273 W. State Road 46; Petitioner: Richard Gieselman; Case No: BZA 2015-01

Kevin Tolloty, Planning Director, explained a variance would allow a gravel parking lot to be installed as opposed to a paved parking lot as required by ordinance. There are six criteria listed in the staff report. If they decide to vote against the variance they will have to specify which of the six criteria it does not meet. They are allowed to condition any approval.

Richard Gieselman, Petitioner, explained they want to add a segment to his business for people to store heavy equipment and store vehicles as a means to add income. They want to leave it as gravel because they expect heavy equipment, trucks, trailers, bus, boats, campers or someone with a home based business. Equipment may have to be unloaded, vehicles may have to be jacked down, and trucks and trailers may be turning around. They have been approached by customers over the years and he thinks it would be something easy to add to their existing location.

Terry Baker asked if there will be semi-tractors parked in the area. Mr. Gieselman answered possibly. Mr. Baker asked if there will be fuel tankers and fuel trucks. Mr. Gieselman replied he would be looking for business but he can't say that's the type of business he would be chasing. Mr. Baker said fuel trucks and tankers are notorious for leaking. His concern is oil seeping into the ground and leeching into other areas. It could be something that could be ruled out as a condition, such as no tankers or bulk liquid could be parked there. Mr. Gieselman hadn't gone that direction and it is certainly a concern. Mr. Baker stated they could have leeching and he doesn't know if there are any streams or wells close to it that could interfere with the water supply.

Fred Baugh mentioned he was looking at erosion and leeching. Mr. Gieselman asked what would be the remedy for that. Mr. Baker answered typically a paved surface would be put in with a catch basin to collect all runoff from the lot. If he's not going to park fuel trucks, tankers or bulk hauling and limit the semi tractors he wouldn't have a problem with a gravel lot. Mr. Gieselman would stipulate to keep the tankers out of the parking lot. He's looking at the Asplungh type business such as out of town storm damage people and they're the ones who have approached him. There are some home based businesses and people have asked to park school buses. It will be a big storage lot.

Terry Baker doesn't have a problem moving ahead with the gravel if they exclude the bulk fuel trucks and limit the semi-tractors to no more than two. Mr. Gieselman is unopposed to that.

Terry Baker entertained a motion to approve this with the limitations of no bulk fuel trucks or anything like that and semi-tractors to be limited to two at any given time. Fred Baugh made the motion. Todd Lare seconded. Motion carried unanimously.

Adjournment

Terry Baker entertained a motion to adjourn. Fred Baugh so moved. Todd Lare seconded. Meeting adjourned at 6:14 p.m.

Terry Baker, President

Fred Baugh

Todd Lare

Pat Wesolowski

Denise Line, Secretary