

## November 13, 2019

The Ellettsville, Indiana, Board of Zoning Appeals met on Wednesday, November 13, 2019, at Ellettsville Town Hall. Russ Ryle called the meeting to order at 6:01 p.m. and led the Pledge of Allegiance.

**Roll Call:** Members present were Russ Ryle, Vice President; Fred Baugh and Pat Wesolowski. Terry Baker was absent.

### Approval of Minutes

Approval of the minutes for the regular meetings on July 26, 2018 and June 12, 2019.

Russ Ryle made a motion for approval of the minutes. Pat Wesolowski seconded. Motion carried.

### Approval of 2020 Meeting Dates

Russ Ryle made a motion to adopt the 2020 meeting dates. Pat Wesolowski seconded. Roll call vote: Russ Ryle – yes; Fred Baugh – yes; and Pat Wesolowski – yes. Motion carried.

### New Business

**Request for a Variance from Development Standards to Allow a Gravel Parking Lot in a Commercial Zoning District; 8325 W. State Road 46 (Ava's Waste Removal); Petitioner: Ava's Waste Removal; Case No. BZA2019-03**

**Kevin Tolloty, Planning Director**, explained the Petitioner is requesting a gravel parking area in a commercial zone. Town code requires paved parking in commercial zones. Property is zoned Commercial-3. Criteria to be considered were reviewed. Lot size is 120' x 138'. The lot has a fence around it.

**Russ Ryle** asked if material such as dumpsters will be staged at the site. Steve Groh answered yes. Mr. Ryle asked if dumpsters will be cleaned on site. Mr. Grubb explained there will be empty containers waiting to be sent out. Sometimes the totes get washed but not often. Mr. Ryle asked if the proposed lot will drain toward the pond. Mr. Grubb answered the pond sets at a higher elevation. Mr. Tolloty added it drains to the south but runs away from the pond because it sets higher than the parking lot. Mr. Baugh asked if cleaned dumpsters will be stored. Mr. Grubb explained they will mostly be new dumpsters waiting to go out. Periodically, they purchase used dumpsters. Trucks will be parked there but most of the time they will be empty. Mr. Wesolowski confirmed the lot has a fence around it. Mr. Grubb stated it is a 6' chain link fence with a gate. Mr. Wesolowski asked if the variance is granted does it run with the property. Mr. Tolloty answered yes, as long as it remains a parking lot. Mr. Ryle is concerned with drainage but gravel will present less of a runoff issue. Is the variance only for this or any other parking lot on the property? Mr. Tolloty's intention is it is only for that area. To be certain, there could be a condition to the variance for the parking lot as presented in Exhibit A.

Pat Wesolowski made a motion to accept the variance for the gravel parking lot in commercial zoning, 8325 W. State Road 46, Ava's Waste Removal, Petitioner, Ava's Waste Removal, Case NO. BZA2019-03, with the stipulation of only granting the variance for the parking lot as designated in Exhibit A. Fred Baugh seconded. Roll call vote: Russ Ryle – yes; Fred Baugh – yes; and Pat Wesolowski – yes. Motion carried.

### Board of Zoning Appeals Update

**Russ Ryle** announced the next meeting is scheduled for December 11, 2019. At this time, there is not any new business so the meeting will likely be canceled.

### Adjournment

Pat Wesolowski made a motion to adjourn. Fred Baugh seconded. Motion carried. Meeting adjourned at 6:25 p.m.