

Board Members

John Simmermon, Chairman
Curt Stephenson, Vice Chairman
Jerry Stamm
Kelly Salyer
Lindsay Brown

AGENDA
MADISON COUNTY
BOARD OF ZONING APPEALS
February 28th, 2023 @ 9:00 a.m.
Madison County Government Bldg.
16 East 9th Street, Anderson, Indiana

Staff Members

Larry Strange, Director
Liz Bruns, Planning & Zoning Admin
Stacey Hinton, Office Coordinator
Tom Whitesell – Building Inspector
Jeff Graham, Attorney

CURRENT BUSINESS

1. Prayer
2. Pledge of Allegiance
3. Roll Call
4. Election of Officers (Chairman, Vice Chairman, and Secretary)
5. Approval of the January 24th, 2023 BZA Board Minutes

NEW BUSINESS UPDATES

Petition: 2022-V-023
Address: 0 East 200 North, Anderson
Location: Union Township, District 1 Commissioner
Petitioner: Davis Building Group, LLC
Landowners: Angel Landscaping, LLC
Zoning: AG
Request: A Variance for an Accessory Structure in front of a Primary Structure in the Agriculture (AG) Zone District

Petitioner has pulled the petition.

OLD BUSINESS

1. Petition: 2022-SU-009 – *Continued from July, Aug, Sept, Oct. & Nov.*
Address: 0 North State Road 9, Anderson
Location: Lafayette Township, District 3 Commissioner
Petitioner: Mervat Fakhoury
Landowners: Ibrahim Fakhoury
Zoning: GC
Request: A Special Use to run a car lot and auto repair in the General Commercial (GC) Zone District

Madison County Planning Commission
Madison County Government Center
16 E 9th Street, Room 200, Anderson, IN 46016
Ph: (765) 641-9541 Fax: (765) 648-1361

www.madisoncounty.in.gov

NEW BUSINESS

1. Petition: 2023-V-001
 Address: 3850 East 500 North, Alexandria
 Location: Richland Township, District 3 Commissioner
 Petitioner: Bryan & Pamela Harris
 Landowners: Bryan & Pamela Harris
 Zoning: AG
 Request: A Variance for an Accessory Structure in front of a Primary Structure in the
 Agriculture (AG) Zone District

2. Petition: 2023-V-002
 Address: 0 North State Road 9
 Location: Van Buren Township, District 3 Commissioner
 Petitioner: Summitville Partners, LLC
 Landowners: Rhonda Hall, Todd & Stacey Hinton
 Zoning: GC
 Request: A Variance to allow no pedestrian walkways along State Road 9 and 1550 N
 in the General Commercial (GC) Zone District

3. Petition: 2023-V-003
 Address: 0 North State Road 9
 Location: Van Buren Township, District 3 Commissioner
 Petitioner: Summitville Partners, LLC
 Landowners: Rhonda Hall, Todd & Stacey Hinton
 Zoning: GC
 Request: A Variance to allow for more than 30% of required parking spaces to be
 located in front of a building in the General Commercial (GC) Zone District

4. Petition: 2023-V-004
 Address: 0 North State Road 9
 Location: Van Buren Township, District 3 Commissioner
 Petitioner: Summitville Partners, LLC
 Landowners: Rhonda Hall, Todd & Stacey Hinton
 Zoning: GC
 Request: A Variance to allow for the dumpster / enclosure to be in the front yard in the
 General Commercial (GC) Zone District

5. Petition: 2023-V-005
 Address: 0 North State Road 9
 Location: Van Buren Township, District 3 Commissioner
 Petitioner: Summitville Partners, LLC
 Landowners: Rhonda Hall, Todd & Stacey Hinton
 Zoning: GC
 Request: A Variance to allow an exception to connect to public utilities and allow for well and septic in the General Commercial (GC) Zone District

6. Petition: 2023-V-006
 Address: 0 North State Road 9
 Location: Van Buren Township, District 3 Commissioner
 Petitioner: Summitville Partners, LLC
 Landowners: Rhonda Hall, Todd & Stacey Hinton
 Zoning: GC
 Request: A Variance to allow for use of wood (LP Smart Siding) as the primary building material for facades facing public streets in the General Commercial (GC) Zone District

7. Petition: 2023-V-007
 Address: 0 North State Road 9
 Location: Van Buren Township, District 3 Commissioner
 Petitioner: Summitville Partners, LLC
 Landowners: Rhonda Hall, Todd & Stacey Hinton
 Zoning: GC
 Request: A Variance to allow for the entrance drive to be closer than 500 feet from the intersection of 2 public roads in the General Commercial (GC) Zone District. Proposed drive is 180' from intersection of SR-9 and 1550 North

8. Petition: 2023-V-008
 Address: 2244 South 1000 West, Pendleton
 Location: Fall Creek Township, District 1 Commissioner
 Petitioner: Doug & Jessica Warnke
 Landowners: Doug & Jessica Warnke
 Zoning: AG
 Request: A Variance to build an Accessory Structure in Front of Primary Structure in the Agriculture (AG) Zone District

8. Petition: 2023-SU-001
Address: 4377 East US Highway 36, Markleville
Location: Adams Township, District 1 Commissioner
Petitioner: Jeff Boone
Landowners: Jeff Boone
Zoning: AG
Request: A Special Use to obtain a used car dealer license, FFL License and to build a new auction office and buildings for auction in the Agriculture (AG) Zone District

MISCELLANEOUS

ADJOURNMENT