

## Board Members

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

**AGENDA**  
**MADISON COUNTY**  
**BOARD OF ZONING APPEALS**  
**October 24<sup>th</sup>, 2023 @ 9:00 a.m.**  
**Madison County Government Bldg.**  
**16 East 9<sup>th</sup> 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. Approval of the September 26<sup>th</sup> , 2023 Board Minutes

### OLD BUSINESS

1. Petition: 2023-SU-007 – *Continued from September*  
Address: 2128 South Rangeline Road, Anderson  
Location: Union Township  
Petitioner: Jon Carnahan  
Landowners: Carnahan Holdings, LLC  
Zoning: GI  
Request: A Special Use to bring into compliance and allow a workshop in the General Industrial (GI) Zone District

#### (New )

2. Petition: 2023-V-029  
Address: 2128 South Rangeline Road, Anderson  
Location: Union Township  
Petitioner: Jon Carnahan  
Landowners: Carnahan Holdings, LLC  
Zoning: GI  
Request: A Variance for side yard setback relief in the General Industrial (GI) Zone District

3. Petition: 2023-V-030  
Address: 2128 South Rangeline Road, Anderson  
Location: Union Township  
Petitioner: Jon Carnahan  
Landowners: Carnahan Holdings, LLC  
Zoning: GI  
Request: A Variance for rear yard setback relief in the General Industrial (GI) Zone District

## **NEW BUSINESS**

1. Petition: 2023-V-024  
Address: 996 West Barouche, Pendleton  
Location: Fall Creek Township  
Petitioner: Family Leisure / Noah Kell  
Landowners: Robert Beck-Coon & Molly Weindt  
Zoning: R1  
Request: A Variance for an Accessory Structure in front of a Primary Structure in the Single-Family Residential (R1) Zone District
2. Petition: 2023-V-027  
Address: 996 West Barouche, Pendleton  
Location: Fall Creek Township  
Petitioner: Family Leisure / Noah Kell  
Landowners: Robert Beck-Coon & Molly Weindt  
Zoning: R1  
Request: A Variance for encroaching upon the 35' front setback in the Single-Family Residential (R1) Zone District
3. Petition: 2023-V-026  
Address: 5825 West North Drive, Frankton  
Location: Lafayette Township  
Petitioner: Maria Pacalo & Anothony Pacalo  
Landowners: Maria Pacalo & Anothony Pacalo  
Zoning: R2  
Request: A Variance for an Accessory Structure in front of a Primary Structure in the Single-Family Residential (R2) Zone District

4. Petition: 2023-V-028  
Address: 9476 West 1400 North, Elwood  
Location: Pipe Creek Township  
Petitioner: Jesse Wolf  
Landowners: Jesse Wolf  
Zoning: AG  
Request: A Variance for a second drive in the Agriculture (AG) Zone District
  
5. Petition: 2023-V-031  
Address: 3486 East 800 North, Alexandria  
Location: Monroe Township  
Petitioner: Terry Chaplin  
Landowners: Vermillion Christian Church  
Zoning: CR  
Request: A Variance for a sign larger than requirements in the Conservation Residential (CR) Zone District
  
6. Petition: 2023-SU-009  
Address: 0 Huntsville Road, Pendleton  
Location: Fall Creek Township  
Petitioner: John Fredericks  
Landowners: JWJ LLC  
Zoning: R2  
Request: A Special Use to run a clean fill disposal site in the Single-Family Residential (R2) Zone District
  
7. Petition: 2023-SU-010  
Address: 2626 W Huntsville Road, Pendleton  
Location: Fall Creek Township  
Petitioner: John Fredericks  
Landowners: Stephen D & Terri Fredericks  
Zoning: R2  
Request: A Special Use to run a clean fill disposal site in the Single-Family Residential (R2) Zone District

**MISCELLANEOUS**

**ADJOURNMENT**