

Town of Sellersburg

316 EAST UTICA STREET
P.O. BOX 85
SELLERSBURG, INDIANA 47172
(812) 246-3821 FAX (812) 246-7040

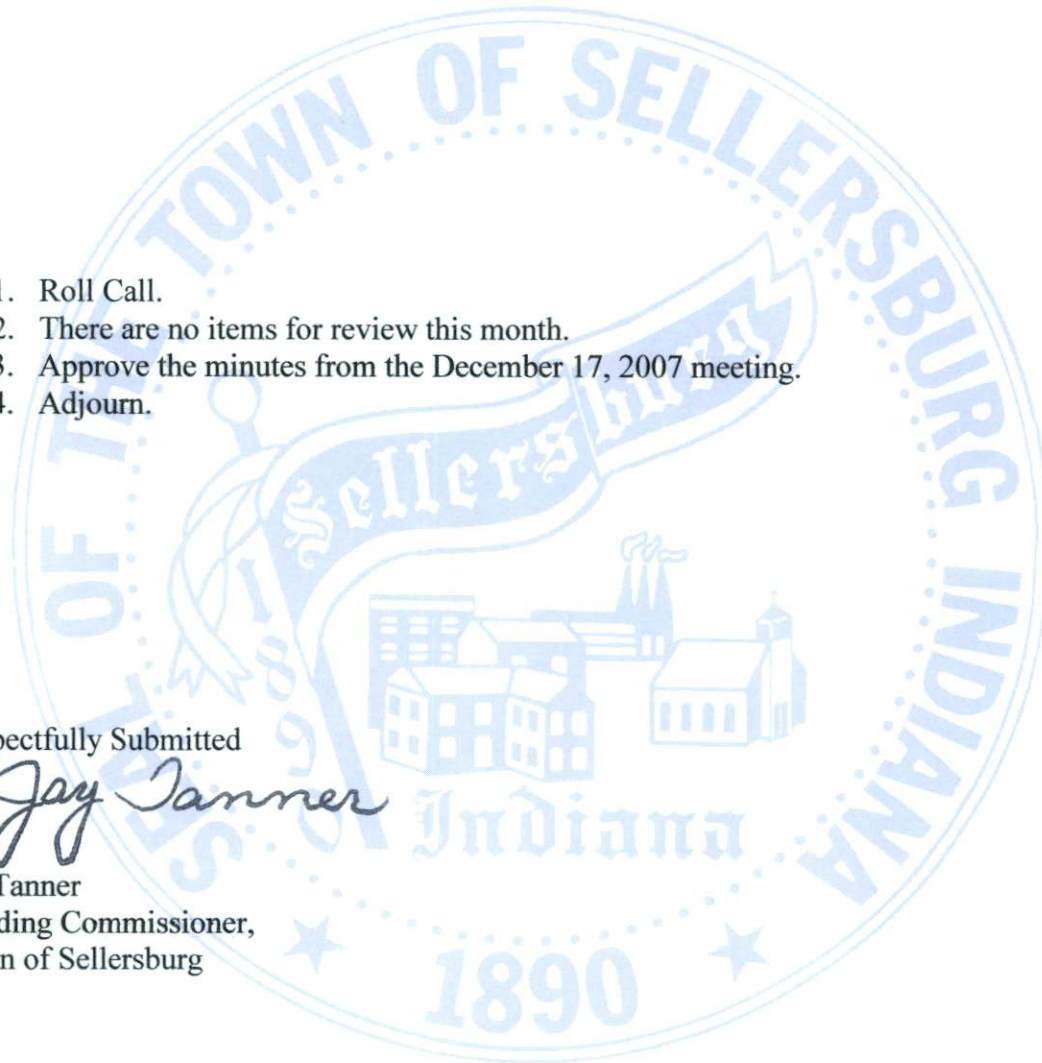
SELLERSBURG BOARD OF ZONING APPEALS
AGENDA
January 21, 2008

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the December 17, 2007 meeting.
4. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG BOARD OF ZONING APPEALS


January 21, 2008


The Sellersburg Board of Zoning Appeals met on January 21, 2008 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:05 P.M.

Present were President Charles J. Ridenour, Member Floyd M. Combs, Member Francis A. Conroy, Member Charles E. Popp, Member Thomas L. Schuster, Building Commissioner Jonas "Jay" Tanner and Secretary David L. Kinder.


FLOYD M. COMBS makes a motion to approve the minutes of the December 17, 2007 meeting, seconded by Thomas L. Schuster. 5-aye, 0-nay, motion approved.

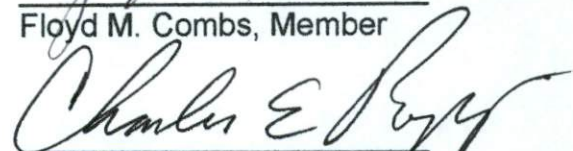
There being no further business **FRANCIS A. CONROY** makes a motion to adjourn the meeting, seconded by Charles E. Popp. 5-aye, 0-nay, motion approved and meeting adjourned at 6:07 P.M.


Charles J. Ridenour, President


Francis A. Conroy, Member

Thomas L. Schuster, Member


Floyd M. Combs, Member


Charles E. Popp, Member


David L. Kinder, Secretary

Town of Sellersburg

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SELLERSBURG ZONING APPEALS BOARD

AGENDA

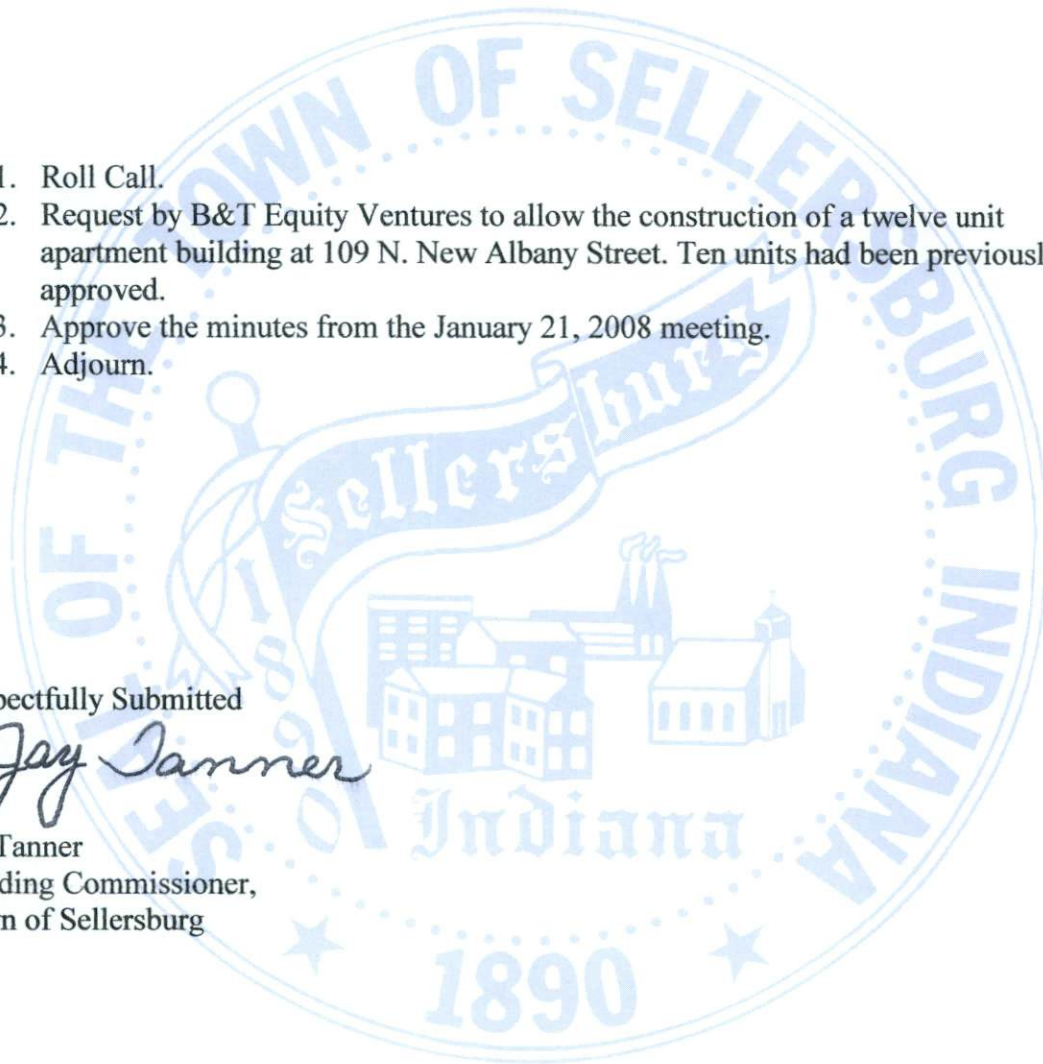
February 18, 2008

1. Roll Call.
2. Request by B&T Equity Ventures to allow the construction of a twelve unit apartment building at 109 N. New Albany Street. Ten units had been previously approved.
3. Approve the minutes from the January 21, 2008 meeting.
4. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG BOARD OF ZONING APPEALS

February 18, 2008

The Sellersburg Board of Zoning Appeals met on February 18, 2008 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:00 P.M.

Present were President Charles J. Ridenour, Member Floyd M. Combs, Member Francis A. Conroy, Member Charles E. Popp, Building Commissioner Jonas "Jay" Tanner and Secretary David L. Kinder.

Member Thomas L. Schuster was absent.

B & T EQUITY VENTURES, represented by Matthew Toole (101 Doe Run, Sellersburg, (502) 727-8994) and Bill Meiners, Renaissance Design Build, Inc, requesting construction of a twelve (12) unit apartment building at 109 - 111 North New Albany Street.

MICHAEL WHALEN, (Hinton and Corby Insurance, 301 East Utica Street), addresses the Board reference the construction causing excess water run off into his building.

KENNETH HECKER, (A & B Pool and Recreation, 129 East Utica Street) addresses the Board concerning the parking behind the apartments since trucks park in that alley, once or twice a week, to unload supplies into his business.

JONAS "JAY" TANNER, (Sellersburg Building Commissioner) advises the Board that the Technical Review Committee, for the Town, will address the water run off with B & T Equity Ventures prior to issuing a building permit.


FRANCIS A. CONROY makes a motion to approve the construction of the twelve (12) unit apartment building, seconded by Floyd M. Combs. 4-aye, 0-nay, motion approved.

CHARLES E. POPP makes a motion to approve the minutes of the January 21, 2008 meeting as written, seconded by Francis A. Conroy. 4-aye, 0-nay, motion approved.

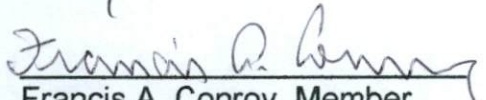
There is no further business to discuss.

Sellersburg Board of Zoning Appeals
February 18, 2008
Page 2 of 2 pages

FRANCIS A. CONROY makes a motion to adjourn the meeting, seconded by
Floyd M. Combs. 4-aye, 0-nay, motion approved and meeting adjourned at 6:52
P.M.



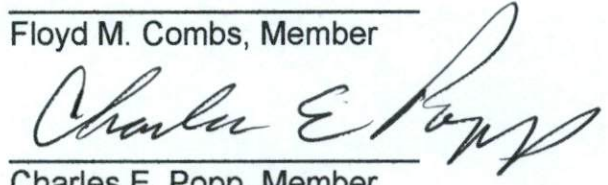
Charles J. Ridenour, President



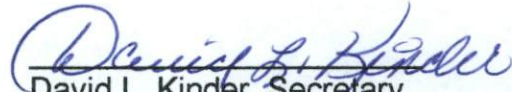
Francis A. Conroy, Member

Thomas L. Schuster, Member

Floyd M. Combs, Member



Charles E. Popp, Member



David L. Kinder, Secretary

Attachment: Notice of Public Hearing

- NOTICE OF PUBLIC HEARING -
Notice by the Sellersburg Board Of Zoning Appeals

Notice is hereby given that the Sellersburg Board of Zoning Appeals will hold a Public Hearing on February 18 2008 at 6:00P.M. in the Meeting Room of the Sellersburg
(Date) (Time)

Town Hall located at 316 East Utica Street, Sellersburg, Indiana to consider a petition by MATTHEW TOOLE / B+T Equity Ventures LLC to allow the following:
(Name of applicant)

12th UNITS INSTEAD OF 10 ALLOWABLE UNITS

(Brief description of request)

On property commonly know as 109-111 N. NEWALBANY ST. Sellersburg IN 47172 and also described by the following:
(Common address of property)

(INSERT LEGAL DESCRIPTION OF PROPERTY)

SEE EXHIBIT "A" ATTACHED

A copy of this petition, and all pertaining thereto are on file and available for examination prior to the Public Hearing at the offices of the Sellersburg Building Commissioners located in the Sellersburg Town Hall at 316 Utica Street, Sellersburg, Indiana 47172.

Written comments in support of or in opposition of the Petition may be filed with or mailed to the Sellersburg Building Commissioner prior to the Public Hearing at the above address, or filed with the Board of Zoning Appeals Secretary at the Public Hearing. Said Public Hearing will be open to the public and any objectors will be heard at this meeting. Hearings may be continued from time to time as may be necessary.

Sellersburg Board of Zoning Appeals

MEMORANDUM FOR THE RECORD

On 10/10/54, the following information was received from the [redacted] regarding the [redacted] of [redacted] in [redacted] on [redacted] 1954. The [redacted] was [redacted] by [redacted] and [redacted] of the [redacted] and [redacted] of the [redacted]. The [redacted] was [redacted] and [redacted] of the [redacted] and [redacted] of the [redacted]. The [redacted] was [redacted] and [redacted] of the [redacted] and [redacted] of the [redacted].

MEMORANDUM FOR THE RECORD

On 10/10/54, the following information was received from the [redacted] regarding the [redacted] of [redacted] in [redacted] on [redacted] 1954. The [redacted] was [redacted] by [redacted] and [redacted] of the [redacted] and [redacted] of the [redacted]. The [redacted] was [redacted] and [redacted] of the [redacted] and [redacted] of the [redacted]. The [redacted] was [redacted] and [redacted] of the [redacted] and [redacted] of the [redacted].

EXHIBIT "A"

TRACT I

Being a part of the original plat of Sellersburg as shown in Deed Book 37, Page 341, in the Clark County, Indiana Records, now in the Town of Sellersburg and being a part of Survey #110 of the Illinois Grant to Clark County, Indiana, and being described as follows: Beginning at a drill hole on the Northwest corner of Utica Street (formerly Salem Road) and New Albany-Charlestown Street (53 feet wide); thence North 18 degrees East, along the Western edge of the sidewalk of New Albany-Charlestown Street (passing through an iron pin at 95.44 feet) 240.44 feet to a point, THE TRUE PLACE OF BEGINNING; thence North 72 degrees West, (passing through an iron axle at 3.70 feet) 131.00 feet to an iron pipe over an axle; thence North 18 degrees East, 40.00 feet to an iron pipe; thence South 72 degrees East, along the Southern line of a tract of land described in Deed Drawer 8, Instrument No. 2328 of said County Records 131.00 feet to an iron pipe at the Western edge of the sidewalk of New Albany-Charlestown Street; thence South 18 degrees West, along the Western edge of said sidewalk 40.00 feet to the TRUE PLACE OF BEGINNING, containing 5,240 square feet.

TRACT II

A part of the Illinois Grant No. 110; Beginning at an iron pin forty-five feet south of Clark County Motor Company's Southeast corner; thence south parallel with New Albany Street forty feet to an iron pin; thence west one hundred thirty-two feet more or less to an iron pin the line of Lot No. One of Smith's Addition to the Town of Sellersburg; thence North forty feet to an iron pin in the east lien of Lot No. One of Smith's Addition to the Town of Sellersburg; thence east one hundred thirty-two feet more or less to the place of beginning.

ALSO a parcel of ground in the Town of Sellersburg described as follows, to-wit; Beginning at a point in the north-west lien of Charlestown Avenue at the Grantees (Ollie Miller) east corner; thence northeastwardly with the northwest line of said Charlestown Avenue 45 feet to the southwest line of what is (or formerly was) the Clark County Motor Company's property; thence northwestwardly with said Motor Company's southwest lien 132 feet, more or less; thence southwestwardly and parallel with Charlestown Avenue 45 feet to the Grantees (Ollie Miller) north corner before this conveyance; thence southeastwardly with the Grantees (Miller) Northeast line 132 feet, more or less, to the beginning.

ALSO, being part of Survey No. 110 of the Illinois Grant and more particularly described as follows: Beginning at a steel axle driven in the ground where the south line of the foundation of the Old Fellow Hall would intersect the west side of the concrete sidewalk; thence South 18 degrees west with the west side of sidewalk 220 feet to the notch cut in said sidewalk, the true place of beginning; thence North 69 degrees West and at right angles to said sidewalk 131 feet to a steel axle driven in the ground; thence South 18 degrees West and parallel with opposite line 60 feet to a steel axle drive in the ground; thence South 69 degrees East and parallel to opposite line of 131 feet to a steel axle drive at west edge of said concrete sidewalk or property line; thence North 18 degrees East and with West side of said sidewalk and also the property line 60 feet to the place of beginning, containing 7,860 square feet.

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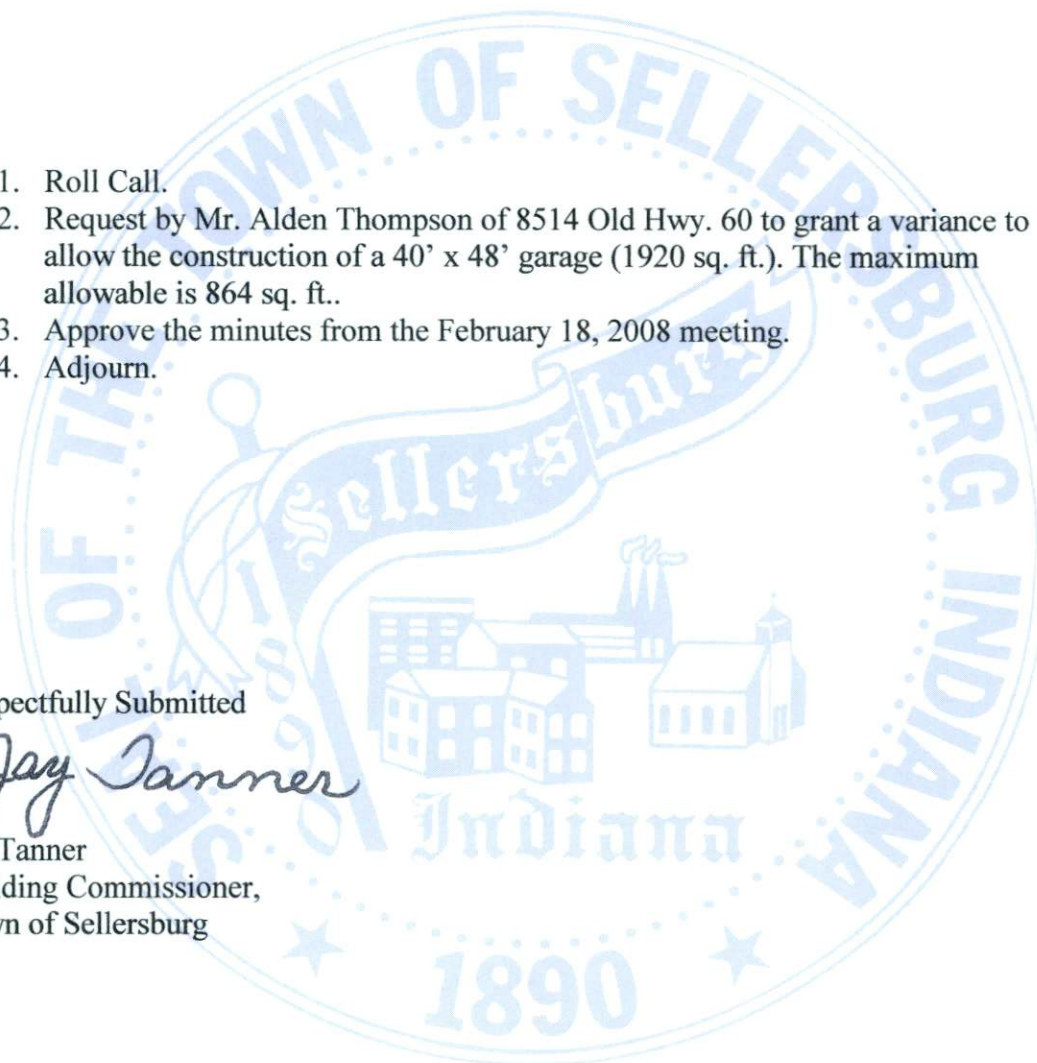
SELLERSBURG BOARD OF ZONING APPEALS
AGENDA
March 17, 2008

1. Roll Call.
2. Request by Mr. Alden Thompson of 8514 Old Hwy. 60 to grant a variance to allow the construction of a 40' x 48' garage (1920 sq. ft.). The maximum allowable is 864 sq. ft..
3. Approve the minutes from the February 18, 2008 meeting.
4. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG BOARD OF ZONING APPEALS

March 17, 2008

The Sellersburg Board of Zoning Appeals met on March 17, 2008 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:01 P.M.

Present were President Charles J. Ridenour, Member Francis A. Conroy, Member Charles E. Popp, Building Commissioner Jonas "Jay" Tanner and Secretary David L. Kinder.

Member Floyd M. Combs was absent.

First order of business administration of Oath of Office for Board Members, Charles J. Ridenour, Francis A. Conroy and Charles E. Popp, by Clerk-Treasurer David L. Kinder.

The election of President and Vice-President for the Board of Zoning Appeals will be held at the April 21, 2008 meeting.

MR. ALDEN THOMAS of 8514 Old Highway 60 requests a variance to allow the construction of a 40 foot by 48 foot garage (1920 Square Feet). The maximum allowable is 864 square feet.

MR. JERRY REED, neighbor to Mr. Thompson, is concerned with the drainage that will be created by the addition of this building as it will flow across his property. Mr. Thomas has told me he has a plan for this but I have not seen it. I need to see it because the water will have to cross my property.

Sellersburg Board of Zoning Appeals


March 17, 2008

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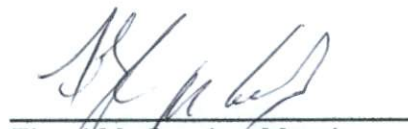
FRANCIS A. CONROY makes a motion to table this request until the April 21, 2008 meeting, seconded by Charles E. Popp. 3-aye, 0-nay, motion approved.

CHARLES E. POPP makes a motion to approve the minutes of the February 18, 2008 as written, seconded by Francis A. Conroy. 2-aye, 0-nay, motion approved.

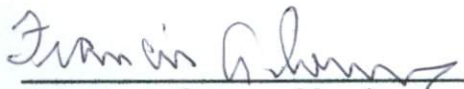
There being no further business FRANCIS A. CONROY makes a motion to adjourn the meeting, seconded by Charles E. Popp. 3-aye, 0-nay motion approved and meeting adjourned at 6:24 P.M.



Charles J. Ridenour, President



Floyd M. Combs, Member



Francis A. Conroy, Member

Charles E. Popp, Member



Randall H. Mobley

David L. Kinder, Secretary

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SELLERSBURG BOARD OF ZONING APPEALS

AGENDA

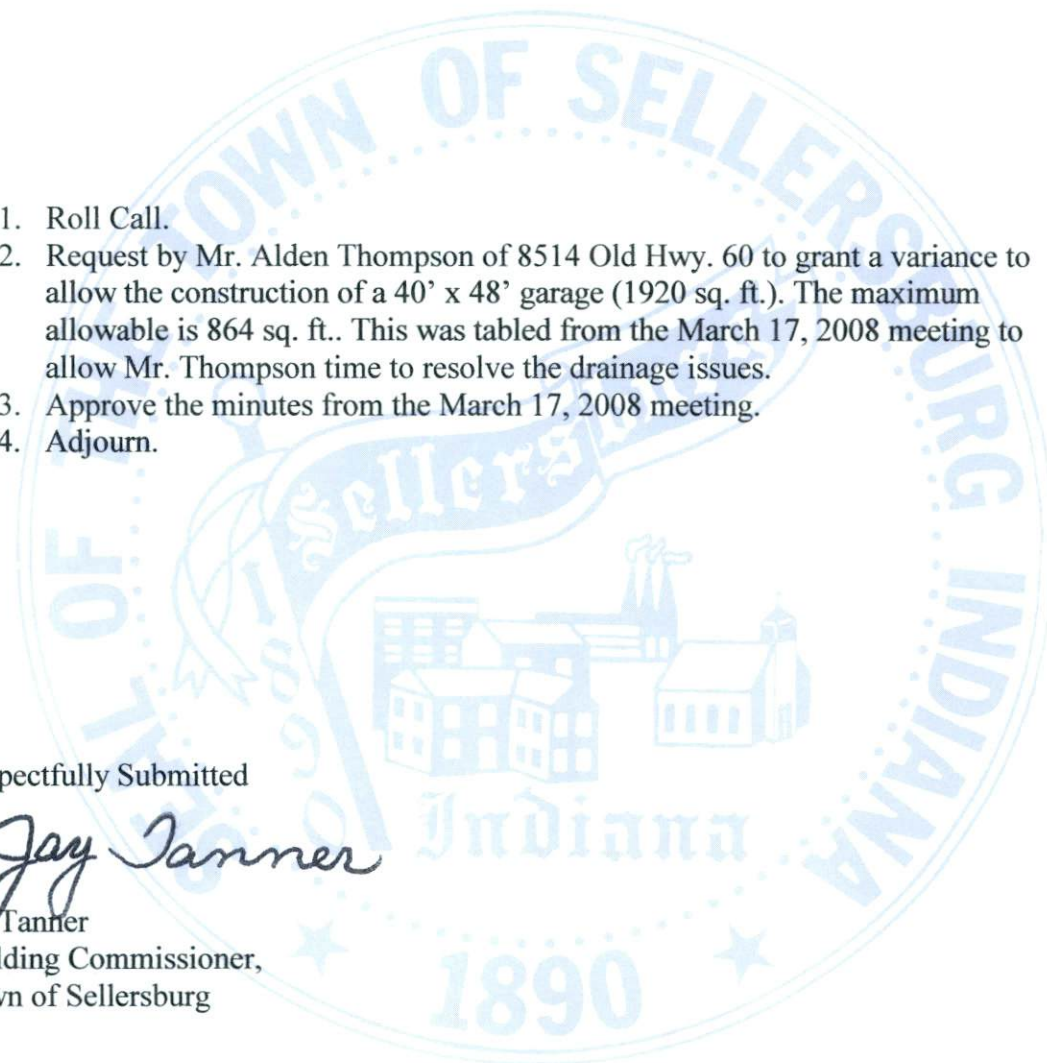
April 21, 2008

1. Roll Call.
2. Request by Mr. Alden Thompson of 8514 Old Hwy. 60 to grant a variance to allow the construction of a 40' x 48' garage (1920 sq. ft.). The maximum allowable is 864 sq. ft.. This was tabled from the March 17, 2008 meeting to allow Mr. Thompson time to resolve the drainage issues.
3. Approve the minutes from the March 17, 2008 meeting.
4. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG BOARD OF ZONING APPEALS

April 21, 2008

The Sellersburg Board of Zoning Appeals met on April 21, 2008 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:00 P.M.

Present were President Charles J. Ridenour, Member Francis A. Conroy, Floyd M. Combs, Randall W. Mobley, Charles E. Popp, Kenneth J. Alexander (Municipal Works Director) standing in for Building Commissioner, and David L. Kinder, Secretary. L. Kinder. Member Charles E. Popp and Building Commissioner Jonas J. Tanner were absent.

Mr. ALDEN THOMPSON of 8514 Old Highway 60 requesting a variance to allow the construction of a 40 foot by forty-eight foot garage (1920 square feet). The maximum allowable is 864 square feet. This was tabled from the March 17, 2008 meeting to allow Mr. Thompson time to resolve the drainage issues.

Mr. ALEXANDER advises the Board that Mr. Tanner, Building Commissioner, advises that the drainage with Mr. Jerry Reed has been resolved.

FRANCIS A. CONROY makes a motion to approve the requested variance, seconded by Randall W. Mobley. 4-aye, 0-nay, motion approved.

FLOYD M. COMBS makes a motion to approve the minutes of the March 17, 2008 meeting seconded by Francis A. Conroy. 4-aye, 0-nay, motion approved.

Sellersburg Board of Zoning Appeals

April 21, 2008

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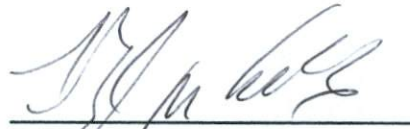
DAVID L. KINDER, (Secretary), reads the dates of appointment and term expiration of the Board of Zoning Appeals as made by the Sellersburg Town Council.

Charles J. Ridenour, March 10, 2008 to January 7, 2009; Floyd M. Combs, March 10, 2008 to January 4, 2013; Francis A. Conroy, March 10, 2008 to January 6, 2010; Randall W. Mobley, March 17, 2008 to January 4, 2012 and Charles E. Popp, March 10, 2008 to January 5, 2011.

RANDALL W. MOBLEY makes a motion to adjourn the meeting, seconded by Floyd M. Combs. 4-aye, 0-nay, motion approved and meeting adjourned 6:06 P.M.



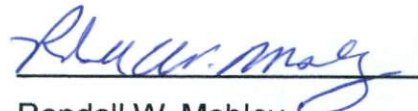
Charles J. Ridenour, President



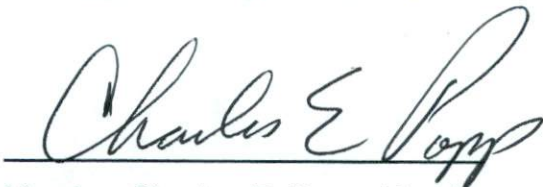
Floyd M. Combs, Member



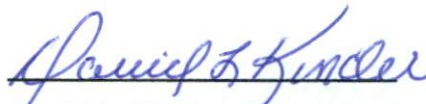
Francis A. Conroy, Member



Randall W. Mobley,



Member Charles E. Popp, Member



David L. Kinder, Secretary

Town of Sellersburg

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SELLERSBURG BOARD OF ZONING APPEALS

AGENDA

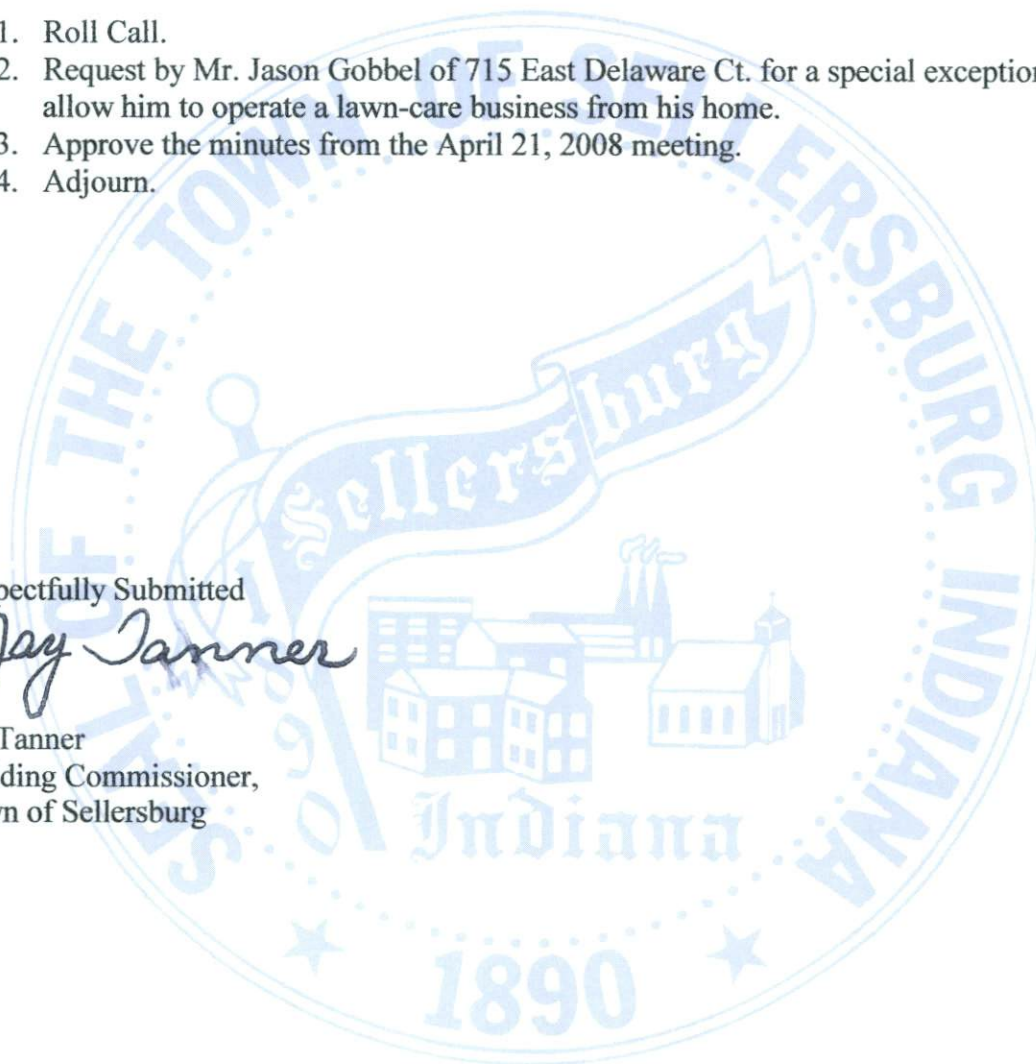
May 19, 2008

1. Roll Call.
2. Request by Mr. Jason Gobbel of 715 East Delaware Ct. for a special exception to allow him to operate a lawn-care business from his home.
3. Approve the minutes from the April 21, 2008 meeting.
4. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG BOARD OF ZONING APPEALS

May 19, 2008

The Sellersburg Board of Zoning Appeals met on May 19, 2008 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:00 P.M.

Present were President Charles J. Ridenour, Member Francis A. Conroy, Floyd M. Combs, Randall W. Mobley, Charles E. Popp, Jonas "Jay" Tanner, Building Commissioner and David L. Kinder, Secretary.

First order of business was election of officers for 2008.

FRANCIS A. CONROY nominates Charles J. Ridenour for President. There being no other nominations Charles J. Ridenour is elected President by unanimous consent.

CHARLES E. POPP nominates Francis A. Conroy for Vice-President. There being no other nominations Francis A. Conroy is elected by unanimous consent.

JASON GOBBEL of 715 East Delaware Court request a special exception to allow him to operate a lawn-care business from his home.

After much discussion the Board determined that Mr. Gobbel did not need the exception as he was only asking to park his lawn service truck and trailer at his home. The business is located at another location.

No action necessary by the Board of Zoning Appeals.

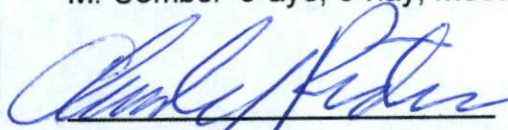
SELLERSBURG BOARD OF ZONING APPEALS

May 19, 2008

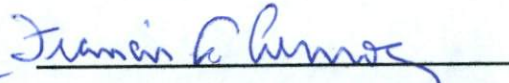
Page 2 of 2 pages

FRANCIS A. CONROY makes a motion to approve the minutes, as written, of the April 21, 2008 meeting, seconded by Floyd M. Combs. 5-aye, 0-nay, motion approved.

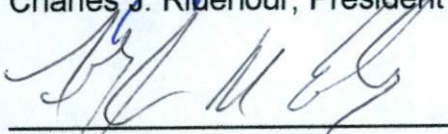
CHARLES E. POPP makes a motion to adjourn the meeting, seconded by Floyd M. Combs. 5-aye, 0-nay, meeting adjourned at 6:27 P.M.



Charles J. Ridenour, President



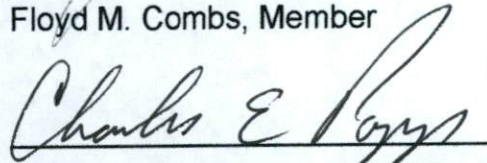
Francis A. Conroy, Vice-President



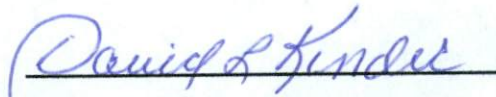
Floyd M. Combs, Member



Randall W. Mobley, Member



Member Charles E. Popp, Member



David L. Kinder, Secretary

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SELLERSBURG BOARD OF ZONING APPEALS

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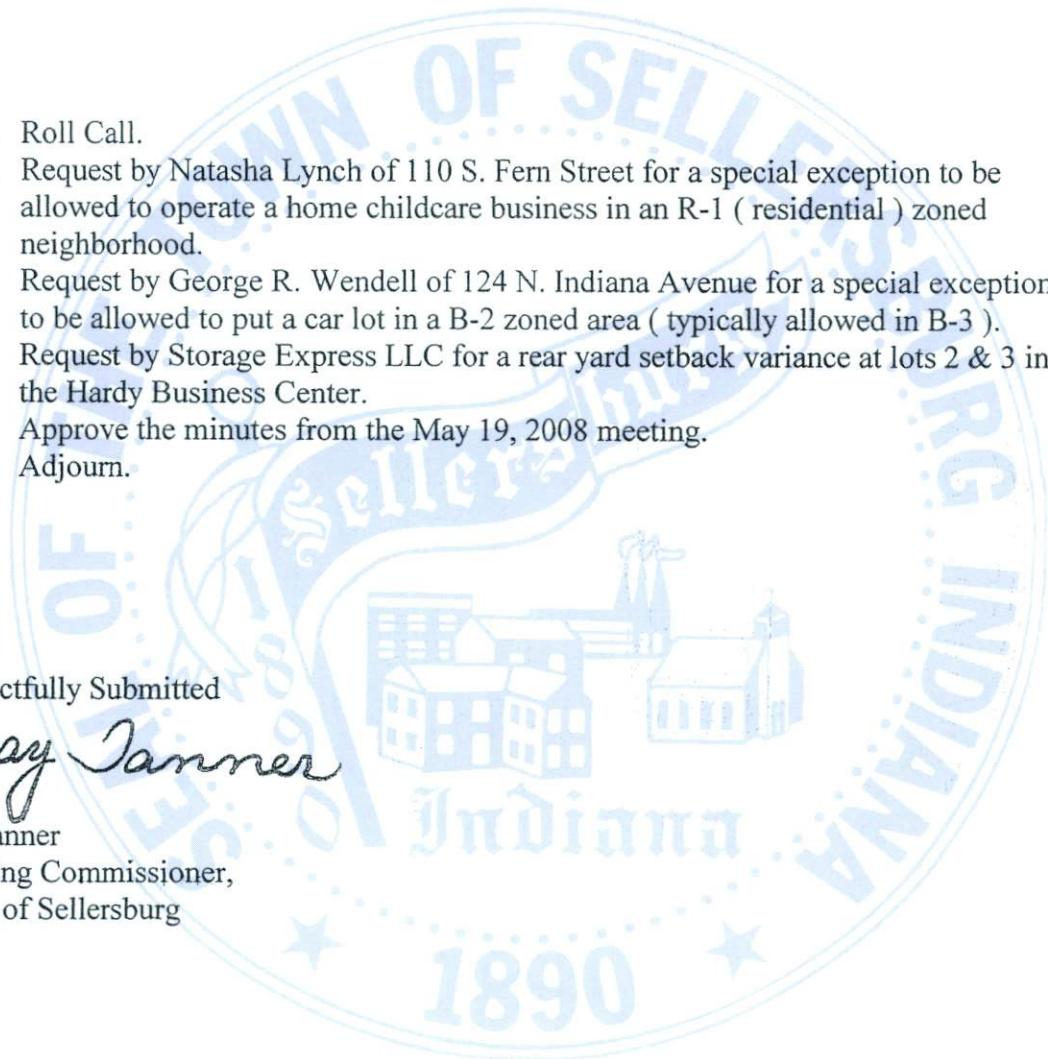
June 16, 2008

1. Roll Call.
2. Request by Natasha Lynch of 110 S. Fern Street for a special exception to be allowed to operate a home childcare business in an R-1 (residential) zoned neighborhood.
3. Request by George R. Wendell of 124 N. Indiana Avenue for a special exception to be allowed to put a car lot in a B-2 zoned area (typically allowed in B-3).
4. Request by Storage Express LLC for a rear yard setback variance at lots 2 & 3 in the Hardy Business Center.
5. Approve the minutes from the May 19, 2008 meeting.
6. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG BOARD OF ZONING APPEALS

June 16, 2008

The Sellersburg Board of Zoning Appeals met on June 16, 2008 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:00 P.M.

Present were President Charles J. Ridenour, Member Francis A. Conroy, Floyd M. Combs, Randall W. Mobley, Charles E. Popp, Jonas "Jay" Tanner, Building Commissioner and David L. Kinder, Secretary.

NATASHA LYNCH of 110 South Fern Street requests a special exception to be allowed to operate a home childcare business in an R-1 (residential) zoned neighborhood.

Neighbor, Sharon Flynn, requests that Ms. Lynch not be allowed to put up sign in front yard or on the house to advertise the childcare business.

FLOYD M. COMBS makes a motion to approve the exception with the condition of only up to 5 (five) children; one employee operation and no advertising signs, seconded by Randall W. Mobley. 5-aye, 0-nay, motion approved.

GEORGE R. WENDELL of 124 North Indiana Avenue requests a special exception to be allowed to put a car lot in a B-2 zoned area (allowed in B-3). Mr. Wendell was not present at the meeting.

CHARLES E. POPP makes a motion that Mr. Wendell takes his request to the Planning and Zoning Board and requests a zoning of B-3, seconded by Floyd M. Combs. 5-aye, 0-nay, motion approved.

NATHAN GRIMES, (Renaissance Design Build, Inc.) representing Storage Express, Inc. requests a rear yard setback variance, to zero setback, at lots 2 and 3 in the Hardy Business Center.

FRANK PARTIPILO, neighbor to the Hardy Business Center objects to the zero setback.

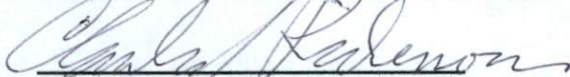
After discussion between Partipilo and Bradley Beck, with Storage Express, it is determined that they will meet and work out some arrangement.

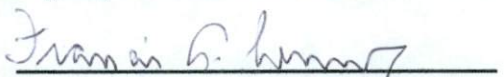
FRANCIS A. CONROY makes a motion to table this request until the next meeting, July 21, 2008, seconded by Randall W. Mobley. 5-aye, 0-nay, motion approved.

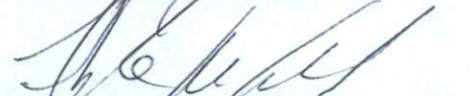
Sellersburg Board of Zoning Appeals
June 16, 2008
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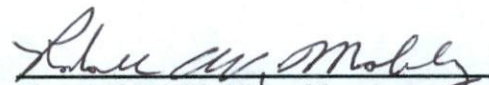
FRANCIS A. CONROY makes a motion to approve the minutes of the May 19, 2008 meeting, as written, seconded by Charles E. Popp. 5-aye, 0-nay, motion approved.

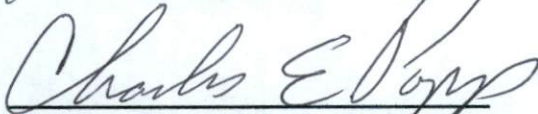
RANDALL W. MOBLEY makes a motion to adjourn the meeting, seconded by Michael N. Lockhart. 5-aye, 0-nay, meeting adjourned at 7:02 P.M.

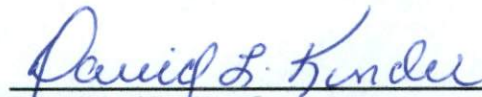

Charles J. Ridenour, President


Francis A. Conroy, Vice-President


Floyd M. Combs, Member


Randall W. Mobley, Member


Member Charles E. Popp, Member


David L. Kinder, Secretary

Town of Sellersburg

316 EAST UTICA STREET
P.O. BOX 85
SELLERSBURG, INDIANA 47172
(812) 246-3821 FAX (812) 246-7040

SELLERSBURG BOARD OF ZONING APPEALS

AGENDA

July 21, 2008

1. Roll Call.
2. Request by George R. Wendell of 124 N. Indiana Avenue for a special exception to be allowed to put a car lot in a B-2 zoned area (typically allowed in B-3). Mr. Wendell was not present at last month's meeting.
3. Request by Storage Express LLC for a rear yard setback variance at lots 2 & 3 in the Hardy Business Center. (Tabled from last month).
4. Request by Mr. Jerry Rauck of 850 Poplar Drive for a variance to allow the installation of a pool with only a four foot fence. The minimum height required by the building code is five feet. Mr. Rauck did have the required signage posted ten days prior to the meeting.
5. Approve the minutes from the June 16, 2008 meeting.
6. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg

SELLERSBURG BOARD OF ZONING APPEALS

July 21, 2008

The Sellersburg Board of Zoning Appeals met on July 21, 2008 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:00 P.M.

Present were President Charles J. Ridenour, Member Francis A. Conroy, Floyd M. Combs, Randall W. Mobley, Charles E. Popp, Jonas "Jay" Tanner, Building Commissioner and David L. Kinder, Secretary.

GEORGE R. WENDELL, 124 North Indiana Avenue request for special exception to be allowed to put a car lot in a B-2 zoned area (typically allowed in B-3 zone).

ADAM FULKERSON, 123 North Indiana Avenue comments in favor of allowing the special exception to the B-2 zoning.

FRANCIS A. CONROY makes a motion to approve the special exception, seconded by Charles E. Popp. 5-aye, 0-nay, motion approved.

RANDALL W. MOBLEY makes a motion to amend the approved exception just passed and add that the number of vehicles permitted be limited to 15 (Fifteen), seconded by Floyd M. Combs. 5-aye, 0-nay, motion approved.

PRESIDENT RIDENOUR presents a letter from Renaissance Design Build, Inc. written on behalf of Storage Express Holding, LLC requesting a variance request (copy attached) stating that Storage Express Holdings, LLC is withdrawing their variance request that was tabled at the June 16, 2008 meeting.

JERRY RAUCK, 850 Poplar Drive, request a variance to install a 4 (four) foot fence for a swimming pool and the minimum requirement is 5 (five) foot.

MR. RAUCK presents letter, signed by his neighbors, asking the Zoning Board to approve the installation of the pool and allow the 4 (four) foot existing chain link fence

FLOYD M. COMBS makes a motion to approve the variance pending Building Commissioner Jonas "Jay" Tanner checking with the State of Indiana to make certain they agree with the variance request and that if the fence is ever removed and rebuilt that it must be a 5 (five) foot fence, seconded by Randall W. Mobley. 5-aye, 0-nays, motion approved.

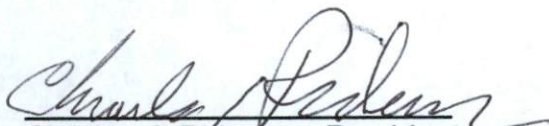
Sellersburg Board of Zoning Appeals

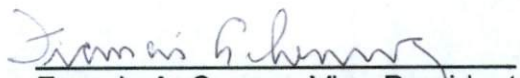
July 21, 2008

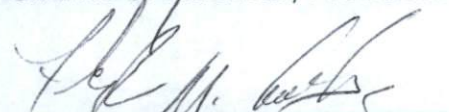
Page 2 of 2 pages

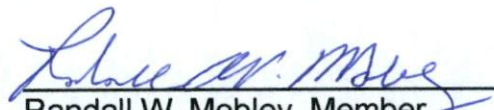
CHARLES E. POPP makes a motion to approve the minutes, as written, for the June 16, 2008 meeting, seconded by Francis A. Conroy. 5-aye, 0-nays, motion approved.

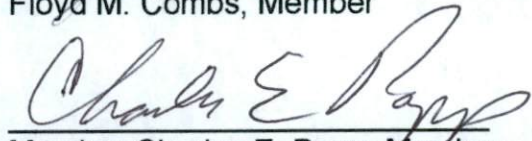
FRANCIS A. CONROY makes a motion to adjourn the meeting, seconded by Randall W. Mobley. 5-aye, 0-nays, motion approved and meeting adjourned at 6:45 P.M.


Charles J. Ridenour, President


Francis A. Conroy, Vice-President


Floyd M. Combs, Member


Randall W. Mobley, Member


Member Charles E. Popp, Member


David L. Kinder, Secretary

Attachments:

Picture of Wendall Property at 124 North Indiana Avenue

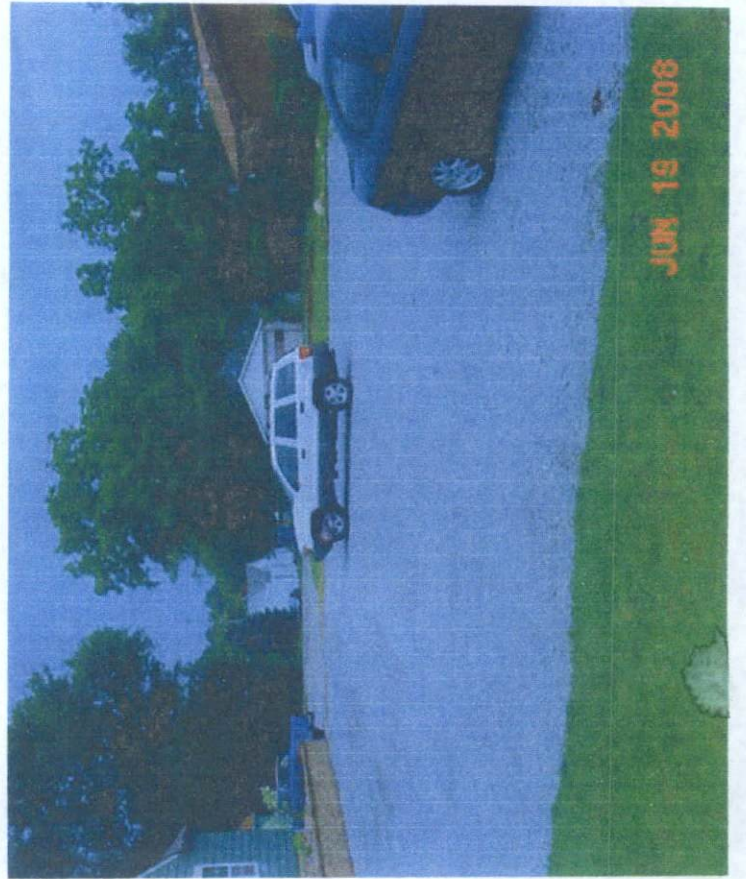
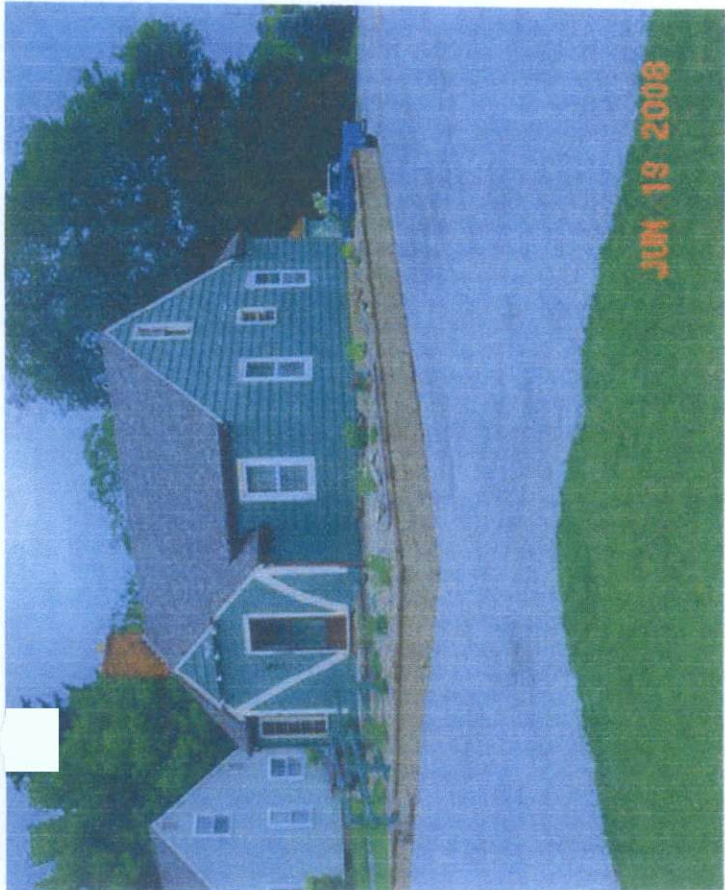
Sellersburg Zoning Ordinance, section 2.8 Local Business (B-1)

Sellersburg Zoning Ordinance, section 2.9.2.2 Contingent uses.

Sellersburg Zoning Ordinance 3.6.6.2 (Parking, Signing and Landscaping Requirements and "exhibit A").

Letter from Renaissance Design Build, Inc. for Storage Express Holdings, LLC

Letter from Jerry & Stephanie Rauck's neighbors.



Section 2.8 - Local Business (B-1 District)

2.8.1 - Purpose and Intent

This district is intended to provide "neighborhood" retail goods and services for the convenience of residents near residential areas. Uses that provide nondurable goods and personal services are considered "neighborhood" commercial uses appropriate in the district. Although limited in area occupied, these districts are important to the economic welfare of the community in placing "convenience" and "impulse" goods shops close to the customer.

2.8.2 - Use Regulations

2.8.2.1 - Uses Permitted by Right

No business or structure, or part thereof, shall be erected, altered or used, or land used in whole or in part, for other than one or more of the following specified uses in accordance with the limitations thereafter specified.

- (1) Bakery.
- (2) Banks.
- (3) Bars or taverns without live entertainment.
- (4) Business services.
- (5) Cultural Facilities.
- (6) Day-Care Centers.
- (7) Doctor and Dentist Offices and Clinics.
- (8) Drugstores.
- (9) Farm Products (i.e., Produce).
- (10) Fire and Police Stations.
- (11) Gasoline Service Stations/Convenience Stores.
- (12) Grocery Store.
- (13) Hotel/Motel.

- (14) Indoor Amusements.
- (15) Liquor Store.
- (16) Laundry and Dry-Cleaning Services.
- (17) Municipal Buildings (Administrative Offices)
- (18) Newspaper distributions, charitable institutions, donation pick-up stations or boxes, primary or accessory in function.
- (19) Nursing Homes.
- (20) Offices.
- (21) Parks and Playgrounds.
- (22) Printing Services.
- (23) Public Assembly Halls.
- (24) Radio and Television Stations.
- (25) Rehabilitation Facilities (Physical).
- (26) Research Laboratories.
- (27) Restaurants.
- (28) Shopping or nondurable goods establishments, including but not limited to shoe repair; antique stores; apparel stores; fabric shops; stationary; gift shops; florists; photographic supplies; office supplies; hobby shops; pet stores, including grooming shops and obedience schools; music, recording, video, musical instrument stores; sporting goods; bicycle shops; small appliances; paint, and wallpaper, floor covering, variety stores, hardware, newspaper dealers.
- (29) Temporary, seasonal use such as Christmas tree sales, nursery plants, fruit stands completely under shelter, provided however that such uses and accessory off-street parking spaces shall not reduce or encroach upon the minimum off-street parking area of any other commercial use or vision clearance on corner lots.
- (30) Temporary structures incidental to development of land, during construction.
- (31) Veterinary Services.

Section 2.9 - Central Business (B-2 District)

2.9.1 - Purpose and Intent

This district is intended for downtown Sellersburg where storefronts are located on the front property line and parking is located on the street or behind the structure. Retail, office and institutional uses of importance to the entire community are encouraged to locate in this district. Apartments above commercial uses are encouraged; however, multi-family uses such as apartments and townhouses are permitted on separate lots. However, auto-oriented uses that require significant off-street parking or that result in the setback of the building from the front property line are excluded because of their inconsistency with the urban design character of downtown Sellersburg.

2.9.2 - Use Regulations

2.9.2.1 - Uses Permitted by Right

No building or structure, or part thereof shall be erected, altered, or used or land use in whole or in part for other than one or more of the following specific permitted uses in accordance with the limitation thereafter specified.

- (1) Any commercial uses permitted by right in a B-1 District, except auto parking.
- (2) Accessory living quarters may be provided with any structure used for a permitted use.
- (3) Antique shops.
- (4) Apparel shops.
- (5) Bakery.
- (6) Banks, credit agencies, security, commodity broker and service, insurance carrier, insurance agents, broker, and services, real estate, holding and other investment companies.
- (7) Bars or taverns without live entertainment.
- (8) Bicycle sales and service.
- (9) Civic and community clubs, lodges, fraternal or religious associations.
- (10) Custom dressing, tailor, millinery shop.

- (11) Day care centers.
- (12) Department/Discount store.
- (13) Funeral home.
- (14) Furniture, and major or small appliance stores.
- (15) Hotels and motels.
- (16) Indoor commercial amusement, recreation and establishments, including but not limited to theater, bowling allies, billiard parlor, gymnasium, tennis facilities, fitness center, health club, roller or ice skating rink, private clubs or lodges.
- (17) Liquor store.
- (18) Medical facilities such as hospitals and sanitariums (excluding mental health), rehabilitative facilities and nursing homes (excluding mental health facilities).
- (19) Office uses or complexes, including but not limited to professional business and government office, banks, savings and loans offices.
- (20) Paint, glass and wallpaper store.
- (21) Personal services shop, beauty shop, beauty salons, shoe repair shops, text return preparation, formal wear rental, dress makers, health and reducing clubs, clothing and rental costume, wedding chapels.
- (22) Physician offices, dentist offices, osteopathic physician office, chiropractor offices, optometrist office, legal services, social services, engineering and architect services, accounting, auditing and bookkeeping, public finance.
- (23) Photographic studio.
- (24) Post office includes storage or delivery vehicles, provided such storage area is screened by solid decorative fence or wall not less than six (6) feet in height.
- (25) Public and semi-public uses such as libraries, museums, churches, civic or community centers, exhibition halls, galleries, civic clubs, philanthropic institutions, auditoriums, assembly halls, fire stations, police stations.
- (26) Radio and television stations.
- (27) Residential - attached or detached multi-family dwellings (subject to all standard requirements and regulations of the dwelling district codes of this Ordinance)

including single-family attached (townhouse), and multi-family dwelling units; rooming/lodging houses; fraternities and sororities; group homes; and bed and breakfast (tourist) homes. Single-family detached dwellings and two-family dwellings (duplexes) are prohibited.

- (28) Retail stores of the following kind: art supply, book and stationary, confectionery or ice cream, drugs, newsstand or sundries, florist, fruit or vegetables, bakery, gifts, home appliance, jewelry, package liquor, meat market, or delicatessen, music, photographic supplies, shoe, clothing, variety, furniture, paint.
- (29) Schools, parks and playgrounds.
- (30) Telephone exchange, minor electrical substations, provided telephone exchange and/or minor electrical substations are adequately screened with a combination of fencing and landscaping and is of size and character appropriate and compatible in appearance to the district.
- (31) Theaters without "adult entertainment".
- (32) Used merchandise stores.
- (33) Video, television, and phonograph sales and service.
- (34) Miscellaneous business services; advertising agencies, outdoor advertising services, radio and T.V. advertising, miscellaneous advertising, credit reporting and collection, direct mail advertising, blueprint and photocopying, commercial photographic/art, steno duplicating, news syndicates, computer software services, data processing service, computer related services, research and development labs, management and public relations, detective/protection service, photo finishing, trading stamp services, appraisers, auctioneers, interior decorating, interior design.
- (35) Other uses: other uses or enterprises similar to the above, which in the judgement of Commission or similar to and not more objectionable to the general welfare, than the uses listed. "Other uses" so determined shall be regarded as listed uses. In no instance, however, shall the Commission determine nor the regulations be so interpreted that a use shall be permitted in a district when such use is specifically listed as first permissible in a lesser restricted district.

2.9.2.2 - Contingent Uses

The following uses are permitted subject to conditions set forth in Section 3.5 and the granting of a "conditional use" permit by the Board of Zoning Appeals after a public hearing:

- (1) Greenhouse, Commercial.
- (2) Religious Organizations.
- (3) Schools

2.9.2.3 - Special Exceptions

The following uses are permitted subject to conditions enumerated in Section 3.6 and the granting of a "special use" permit by the Board of Zoning Appeals after a public hearing:

- (1) Auto Parking Garages and Lots
- (2) Civic and Community Clubs
- (3) Correctional Facilities
- (4) Lodge Halls
- (5) Railroad Yards

2.9.3 - Area

- (1) For nonresidential uses, the lot area shall be a minimum of two thousand five hundred (2500) square feet per structure with a minimum width of twenty-five (25) feet. The maximum lot area coverage shall not exceed ninety-five (95) percent, and the floor area ratio (i.e., the ratio of gross floor area to lot area) shall not exceed 2.0. [Note: A floor area of any basement or attic is included in the total gross floor area.]
- (2) For residential uses, the lot area shall be a minimum of six thousand (6000) square feet, with a minimum width of sixty (60) feet; and there shall be not less than 3630 square feet of lot area per dwelling unit (i.e., a maximum density of twelve (12) dwelling units per acre of lot area).
- (3) All lots shall be served by sanitary sewers.

3.6.4.2 - Parking, Signing, and Landscaping Requirements

The parking requirements of Section 1.27.5, the signing requirements of Section 2.15, and landscaping requirements of Section 2.16 shall be met.

3.6.5 - Auto Parking

3.6.5.1 - Location

Auto parking areas may be permitted in the GO, B-1, and B-2 districts provided the off-street parking area:

- a) will serve a building for which insufficient off-street parking space has been provided,
- b) will materially relieve traffic congestion on the street,
- c) will not introduce significant traffic passing through a residential area,
- d) will be used exclusively for transient parking of motor vehicles, and
- e) will be compatible with surrounding development.

3.6.5.2 - Yard Requirements

The entire area shall have a landscape buffer, and the edge of pavement for parking shall be no closer than five (5) feet to any property line.

3.6.5.3 - Landscaping

The auto parking area shall be screened by a dense evergreen shrub screen with a minimum height of six feet, or a wall constructed of brick, stone, or woven wood with a minimum height of six feet.

Screening use

"Exhibit A"

1. No Junk cars shall be placed for sale upon said premises.
2. Lighting is to be limited and not facing any residential property.
3. Siding and windows to be installed within 2 years of receiving special use permit
4. Asphalt is to be installed on said premises within 2 year time frame beginning day of special use permit.
5. No sign shall be permitted that are non-conforming to the Town of Sellersburg Ordinances.



Renaissance Design Build, Inc
117 S. Indiana Avenue
Sellersburg, IN 47172
812-246-5897
812-248-4320

July 21, 2008

Mr. Charles Ridenour, President
Sellersburg Board of Zoning Appeals
316 E. Utica Street
Sellersburg, IN 47172

Re: Storage Express Variance Request
Hardy Business Centre
Job No. 2008-044

Dear Charles,

The purpose of this letter is to submit additional information regarding the above referenced request. At this time Storage Express Holdings, LLC is withdrawing their variance request which was tabled at the last meeting. Thank you for your previous time hearing the variance request.

Sincerely,
Renaissance Design Build, Inc.

A handwritten signature in blue ink that reads "Nathan R. Grimes".

Nathan R. Grimes, P.E.

Cc: Mr. Jeff Shreves, Storage Express
Mr. Jay Tanner, Sellersburg Building Commissioner

RE: Jerry and Stephanie Rauck
850 Poplar Drive, Sellersburg, IN

Board of Zoning Appeals

Board members,

Our neighbors listed above have met with each of us to discuss their plans to have a 24ft round pool installed in their backyard and also informed us that their existing 4ft chain link fence does not meet the Town of Sellersburg's requirement for a pool which is currently 5 ft. By signing below, we are giving our approval to the installation of the pool on our neighbor's property and would ask the board to approve Jerry and Stephanie's request with the existing fence.

Frank Schuff

Frank Schuff, 854 Poplar Drive, Sellersburg

Jeannette A. Totten

Jeannette Totten, 846 Poplar Drive, Sellersburg

Keith & Linda Whitlatch

Keith and Linda Whitlatch, 857 Dreyer Lane, Sellersburg

Randy & Debbie Popp

Randy and Debbie Popp, 849 Dreyer Lane, Sellersburg

Darrell and Kellye Lay, 845 Poplar Drive, Sellersburg

Kellye Lay Darrell Lay

Thank you for your consideration in this matter.

Town of Sellersburg

316 EAST UTICA STREET
P.O. BOX 85
SELLERSBURG, INDIANA 47172
(812) 246-3821 FAX (812) 246-7040

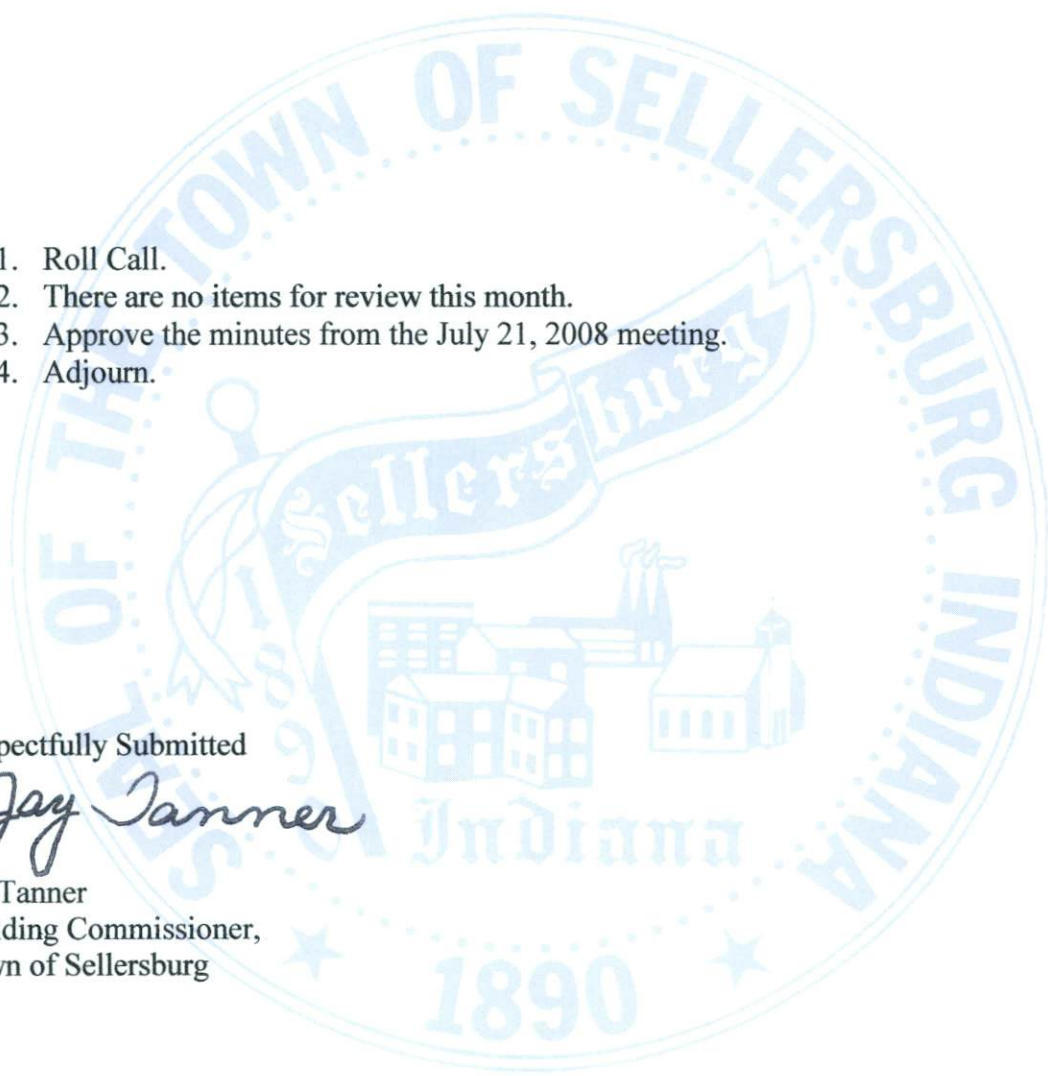
SELLERSBURG BOARD OF ZONING APPEALS
AGENDA
August 18, 2008

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the July 21, 2008 meeting.
4. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG BOARD OF ZONING APPEALS

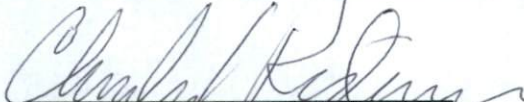
August 18, 2008

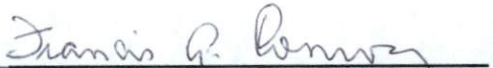
The Sellersburg Board of Zoning Appeals met on August 18, 2008 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:00 P.M.

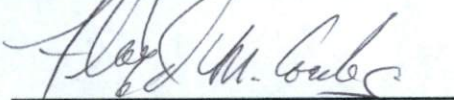
Present were President Charles J. Ridenour, Member Francis A. Conroy, Floyd M. Combs, Randall W. Mobley, Member Charles E. Popp, Jonas "Jay" Tanner, Building Commissioner and David L. Kinder, Secretary.


FRANCIS A. CONROY makes a motion to approve the minutes of the July 21, 2008 meeting with a correction to the last paragraph, third line, correct the spelling of whey to they, seconded by Floyd M. Combs. 5-aye, 0-nay, motion approved.

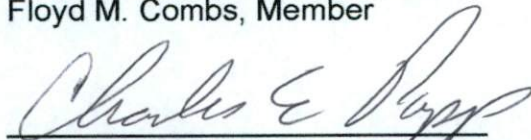
CHARLES E. POPP makes a motion to adjourn the meeting, seconded by Floyd M. Combs. 5-aye, 0-nays, motion approved and meeting adjourned at 6:01 P.M.


Charles J. Ridenour, President


Francis A. Conroy, Vice-President


Floyd M. Combs, Member


Randall W. Mobley, Member


Member Charles E. Popp, Member


David L. Kinder, Secretary

Town of Sellersburg

316 EAST UTICA STREET
P.O. BOX 85
SELLERSBURG, INDIANA 47172
(812) 246-3821 FAX (812) 246-7040

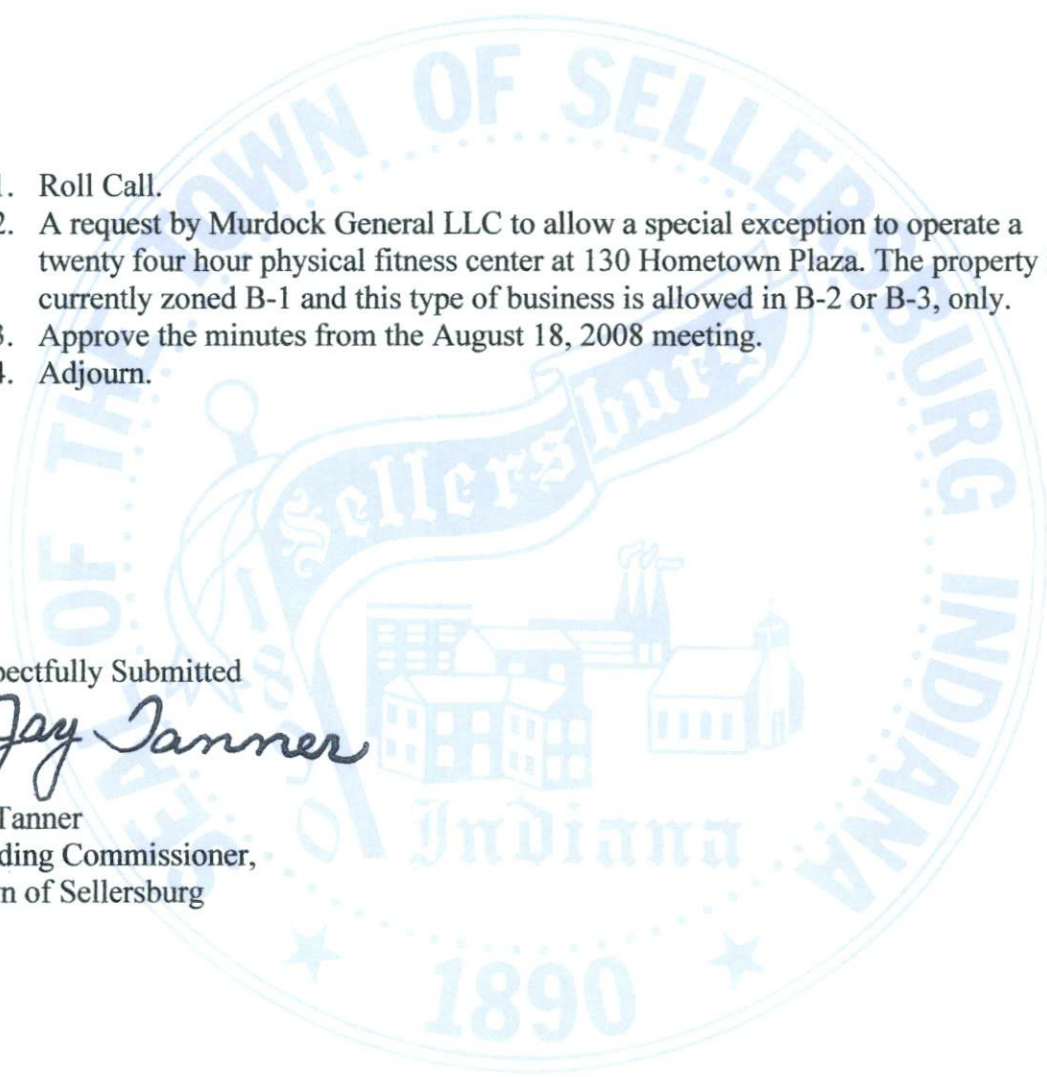
SELLERSBURG BOARD OF ZONING APPEALS
AGENDA
September 15, 2008

1. Roll Call.
- X 2. A request by Murdock General LLC to allow a special exception to operate a twenty four hour physical fitness center at 130 Hometown Plaza. The property is currently zoned B-1 and this type of business is allowed in B-2 or B-3, only.
- X 3. Approve the minutes from the August 18, 2008 meeting.
4. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG BOARD OF ZONING APPEALS

September 15, 2008

The Sellersburg Board of Zoning Appeals met on September 15, 2008 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:00 P.M.

Present were President Charles J. Ridenour, Member Francis A. Conroy, Floyd M. Combs, Randall W. Mobley and David L. Kinder, Secretary.

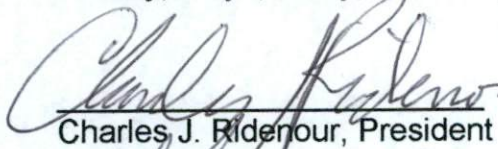
Member Charles E. Popp is absent and Kenneth J. Alexander, Public Works Director, is present representing Jonas "Jay" Tanner, Building Commissioner.

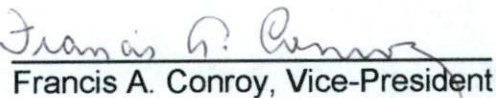
Murdock General LLC requests a special exception to operate a twenty-four hour physical center at 130 Hometown Plaza. Property is currently zoned B-1 and this type of business is allowed in B-2 or B-3 only.

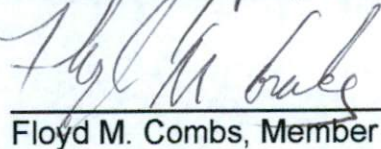
RANDALL W. MOBLEY makes a motion to table the request since no body with Murdock General, LLC is present, seconded by Francis A. Conroy. 5-aye, 0-nay, motion approved and request tabled.

FRANCIS A. CONROY makes a motion to approve the minutes of the August 18, 2008 meeting, seconded by Floyd M. Combs. 5-aye, 0-nay, motion approved.

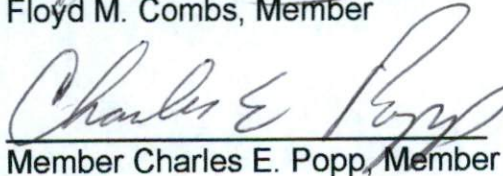
FLOYD M. COMBS makes a motion to adjourn, seconded by Randall W. Mobley, 5-aye, 0-nay, motion approved and meeting adjourned at 6:04 P.M.

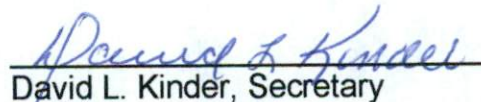

Charles J. Ridenour, President


Francis A. Conroy, Vice-President


Floyd M. Combs, Member


Randall W. Mobley, Member


Member Charles E. Popp, Member


David L. Kinder, Secretary

Sellersburg Board of Zoning Appeals
September 18, 2008
Page 2 of 2 pages

Attachments: Notice of Public Hearing

- NOTICE OF PUBLIC HEARING -
Notice by the Sellersburg Plan Commission

Notice is hereby given that the Sellersburg Plan commission will hold a Public Hearing on Sept 15th at 6:00 in the Meeting Room of the Sellersburg Town Hall
(Date) (Time)

located at 316 East Utica Street, Sellersburg, Indiana to consider a petition by Ronald Hess to allow the following:
(Name of applicant)

Change Zoning from Agricultural A
to Residential R-1 for one home
(Brief description of request)

On property commonly know as 9220 Hwy 60 and also described by the following:
(Common address of property)

See page two

(INSERT LEGAL DESCRIPTION OF PROPERTY)

A copy of this petition, and all pertaining thereto are on file and available for examination prior to the Public Hearing at the offices of the Sellersburg Building Commissioners located in the Sellersburg Town Hall at 316 Utica Street, Sellersburg, Indiana 47172.

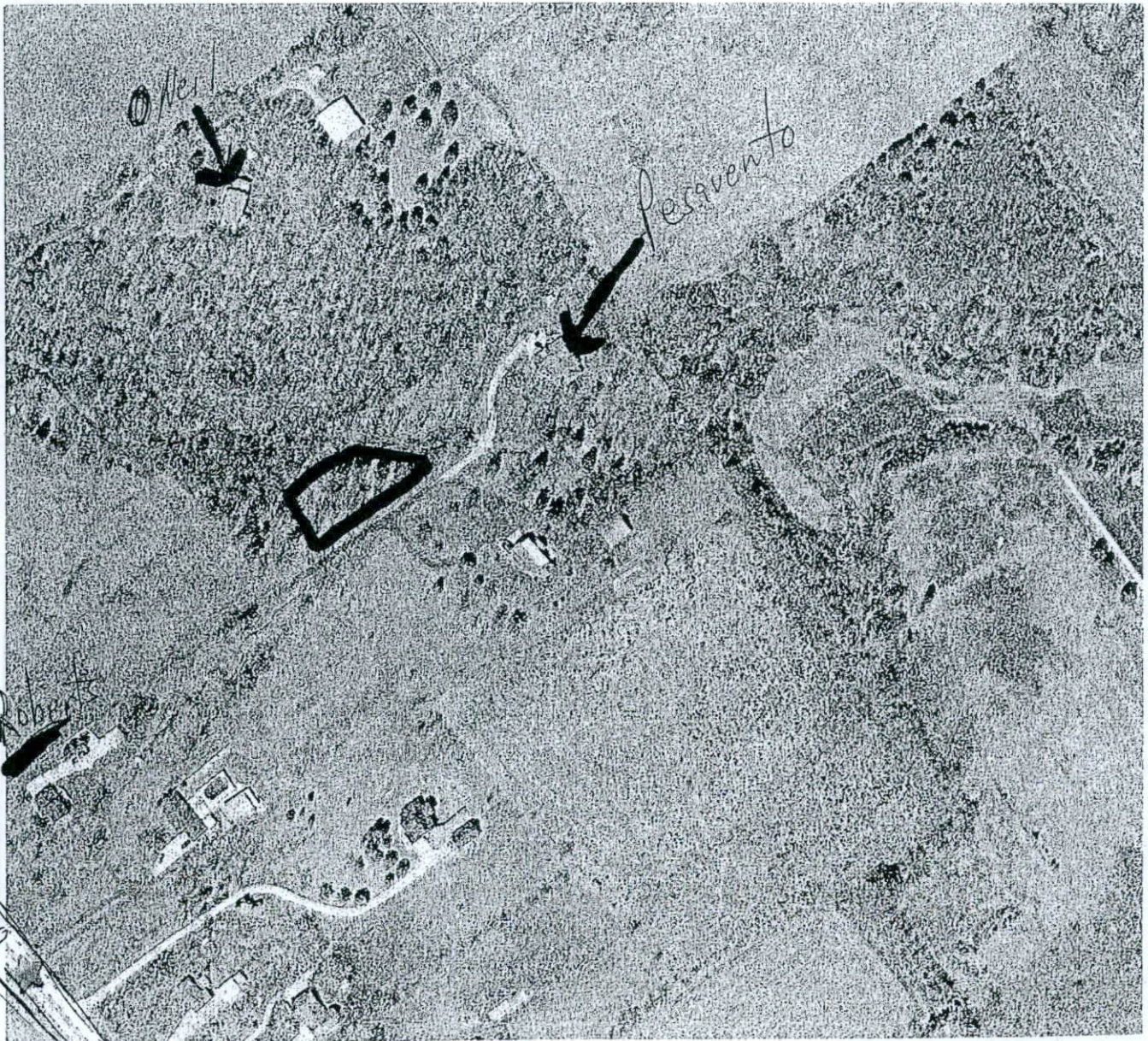
Written comments in support of or in opposition of the Petition may be filed with or mailed to the Sellersburg Building Commissioner prior to the Public Hearing at the above address, or filed with the Plan Commission Secretary at the Public Hearing. Said Public Hearing will be open to the public and any objectors will be heard at this meeting. Hearings may be continued from time to time as may be necessary.

Sellersburg Plan Commission

5
The following is a legal description prepared this 27th day of August, 2008, of real property being a part of Survey #109 of the Illinois Grant, Clark County, Indiana, more particularly described as follows:

Commencing at a brass capped limestone monument on the East corner of said Survey #109 and the North corner of Survey #108 and on the line of Survey #110, thence North 34° 52' 42" West 989.09 feet, thence continuing with said line North 34° 55' 11" West 143.03 feet, thence South 55° 10' 16" West 565.83 feet, this being the point of beginning, thence continuing South 55° 10' 16" West 114.60 feet, thence South 41° 19' 41" East 128.86 feet to a point on the Northern line of a 50.00 foot roadway, thence with said Northern line North 51° 10' 33" East 100.00 feet, thence leaving said line North 34° 49' 27" West 128.04 feet to the point of beginning, containing 0.315 Acre, more or less.

Being a part of that property recorded in Deed Drawer 30, Instrument #5712, in the Office of the Recorder of Clark County, Indiana.



LAKESIDE, FARMS LLC

PRATHER, VICTOR E & CLEDA M

SYLVESTER J & MATILDA

O'NEIL, GAIL L.

O'NEIL, GAIL L.

James Resavento

Camp Run

APPELL, JOSEPH R & EDITH

HAENISCH, J C & JUDITH A

ROBERTS, JOSEPH R & DIANA L

HOME 3 Acres

12.75 Acres
HESS, RONALD J & CYNTHIA S

Chris O'Neal

Chris O'Neal

Enterprise

MCDONALDS CORP

BROWN, TERRY R & CAROLL

PERRY, JAMES & BARBARA

PERRY, JAMES A

PIERCE, CHARLES R. & TANJA

PIERCE, CHARLES R. & TANJA

ROBERTS, JANET L

ELLIS, JAMES F & NORMA A

Richard Rateliff

DOLD, LLOYD V TRUST, STEELE, RHONDA K &

DOLD, GEORGE M & JENNIE

Deluxe Comfort Inn

Circle K
Taco Bell

HWY 60
F CHARLES J & MARY J

Pandora

TRESTER, MARY JO

NOVA STAR LLC

LLC, NOVA STAR

HARDY, DEVELOPMENT CORP

HECKER, FLOYD H & MAZIEW

HWY 311

North
← S 9 - I

Town of Sellersburg

316 EAST UTICA STREET
P.O. BOX 85
SELLERSBURG, INDIANA 47172
(812) 246-3821 FAX (812) 246-7040

SELLERSBURG ZONING APPEALS BOARD

AGENDA

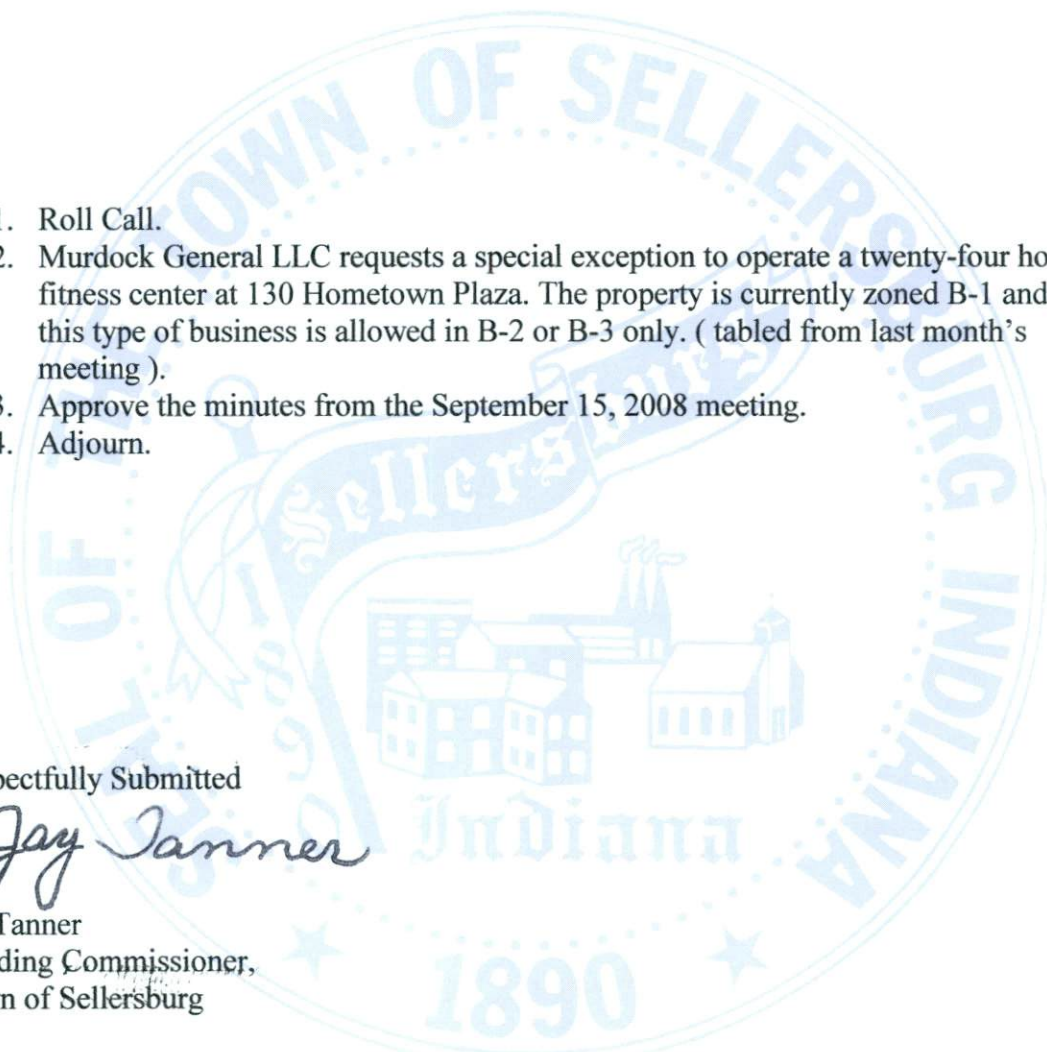
October 20, 2008

1. Roll Call.
2. Murdock General LLC requests a special exception to operate a twenty-four hour fitness center at 130 Hometown Plaza. The property is currently zoned B-1 and this type of business is allowed in B-2 or B-3 only. (tabled from last month's meeting).
3. Approve the minutes from the September 15, 2008 meeting.
4. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG BOARD OF ZONING APPEALS

October 20, 2008

The Sellersburg Board of Zoning Appeals met on October 20, 2008 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:00 P.M.

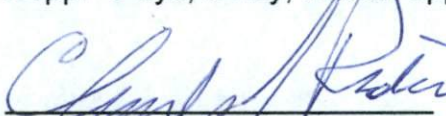
Present were President Charles J. Ridenour, Member Francis A. Conroy, Floyd M. Combs, Member Charles E. Popp, Randall W. Mobley, Jonas "Jay" Tanner, Building Commissioner, and David L. Kinder, Secretary.

Tabled from the September 15, 2008 meeting, Murdock General LLC requests a special exception to operate a twenty-four hour physical center at 130 Hometown Plaza. Property is currently zoned B-1 and this type of business is allowed in B-2 or B-3 only.

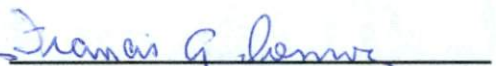
FRANCIS A. CONROY makes a motion to table the request since no body with Murdock General, LLC is present, seconded by Charles E. Popp. 5-aye, 0-nay, motion approved and request tabled to the November 17, 2008 meeting.

FLOYD M. COMBS makes a motion to approve the minutes of the September 15, 2008 meeting, seconded by Randall W. Mobley. 5-aye, 0-nay, motion approved.

FRANCIS A. CONROY makes a motion to adjourn, seconded by Charles E. Popp. 5-aye, 0-nay, motion approved and meeting adjourned at 6:02 P.M.



Charles J. Ridenour, President

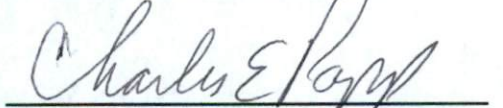


Francis A. Conroy, Vice-President

Floyd M. Combs, Member



Randall W. Mobley, Member



Member Charles E. Popp, Member



David L. Kinder, Secretary

Town of Sellersburg

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SELLERSBURG ZONING APPEALS BOARD

AGENDA

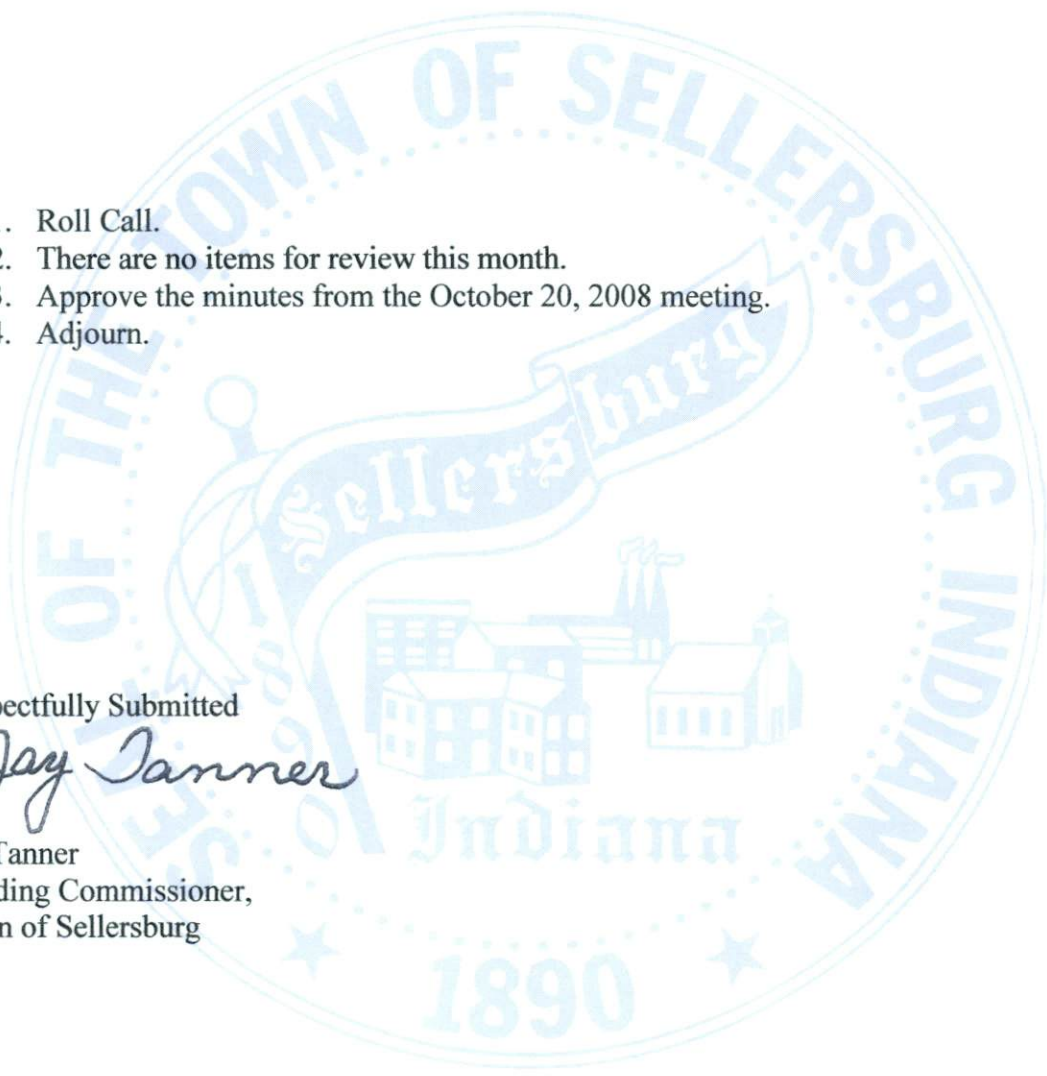
November 18, 2008

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the October 20, 2008 meeting.
4. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG BOARD OF ZONING APPEALS

November 17, 2008

The Sellersburg Board of Zoning Appeals met on November 17, 2008 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:00 P.M.

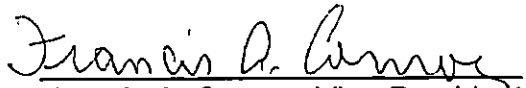
Present were President Charles J. Ridenour, Member Francis A. Conroy, Member Charles E. Popp, Randall W. Mobley, Jonas "Jay" Tanner, Building Commissioner, and David L. Kinder, Secretary.

Floyd M Combs was absent.

FRANCIS A. CONROY makes a motion to approve the minutes, as written, of the October 20, 2008 meeting, seconded by Charles E. Popp. 4-aye, 0-nay, motion approved.

CHARLES E. POPP makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 4-aye, 0-nay, motion approved and meeting adjourned at 6:03 P.M.

Charles J. Ridenour, President



Francis A. Conroy, Vice-President

Floyd M. Combs, Member



Randall W. Mobley, Member



Member Charles E. Popp, Member

David L. Kinder, Secretary

Town of Sellersburg

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SELLERSBURG ZONING APPEALS BOARD

AGENDA

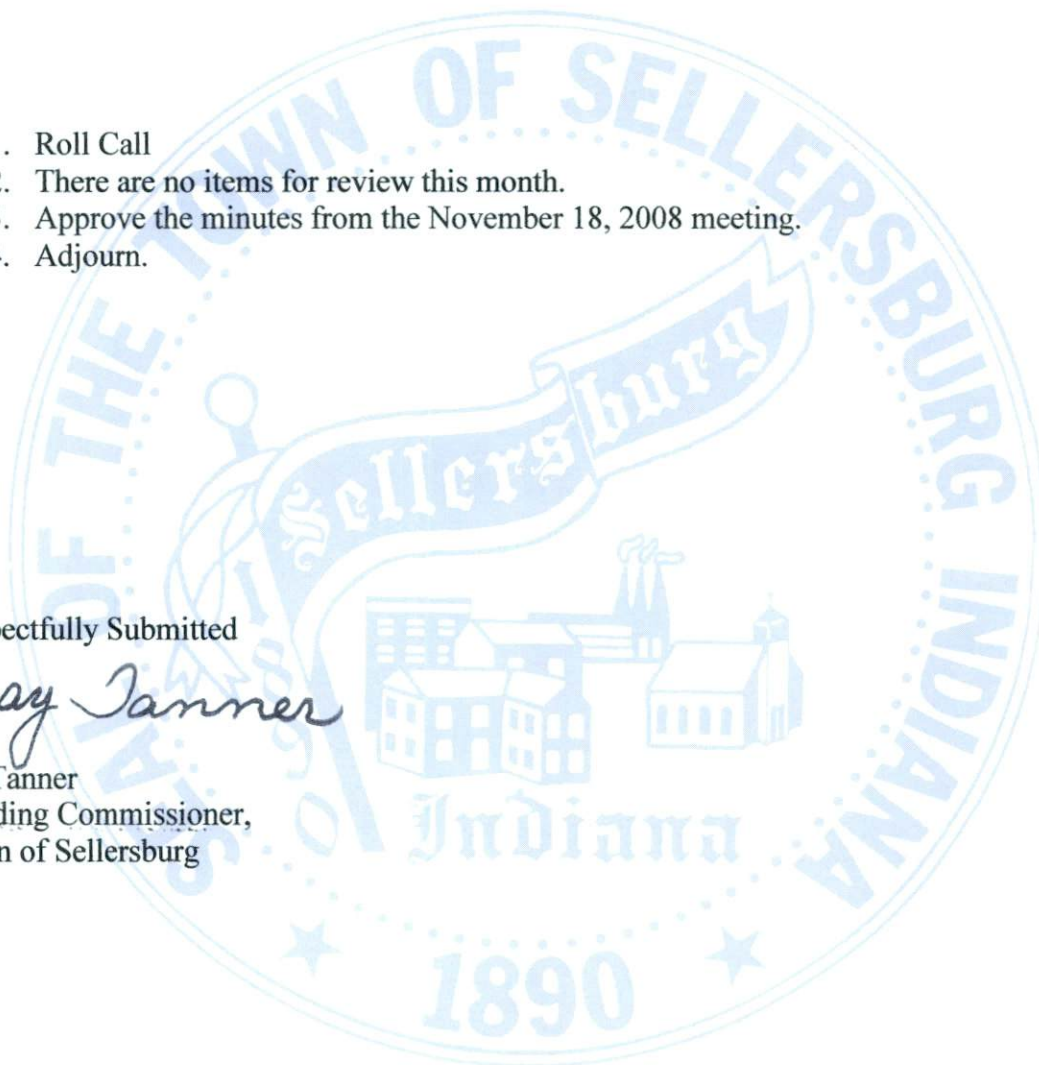
December 15, 2008

1. Roll Call
2. There are no items for review this month.
3. Approve the minutes from the November 18, 2008 meeting.
4. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG BOARD OF ZONING APPEALS

December 15, 2008

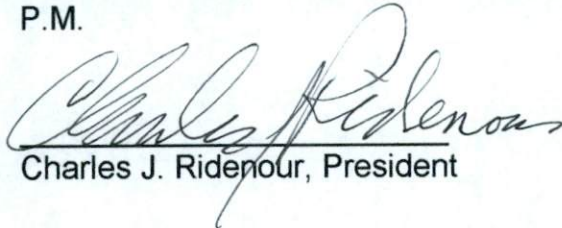
The Sellersburg Board of Zoning Appeals met on December 15, 2008 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by Vice-President Francis A. Conroy at 6:00 P.M.

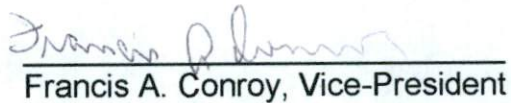
Present were Vice-President Francis A. Conroy, Charles E. Popp, Randall W. Mobley, Jonas "Jay" Tanner, Building Commissioner, and David L. Kinder, Secretary.

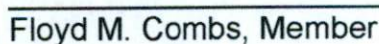
President Charles J. Ridenour, and Floyd M Combs were absent.

CHARLES E. POPP makes a motion to approve the minutes, as written, of the November 17, 2008 meeting, seconded by Randall W. Mobley. 3-aye, 0-nay, motion approved.

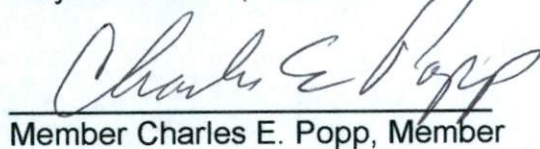
RANDALL W. MOBLEY makes a motion to adjourn the meeting, seconded by Charles E. Popp. 3-aye, 0-nay, motion approved and meeting adjourned at 6:03 P.M.

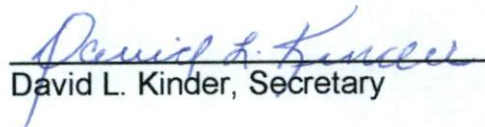

Charles J. Ridenour, President


Francis A. Conroy, Vice-President


Floyd M. Combs, Member


Randall W. Mobley, Member

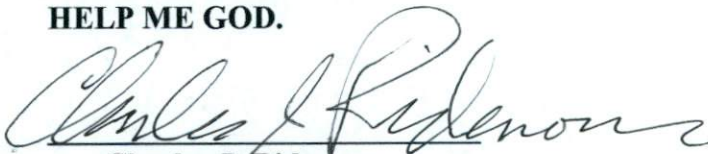

Member Charles E. Popp, Member


David L. Kinder, Secretary

OATH OF OFFICE
SELLERSBURG BOARD OF ZONING APPEALS

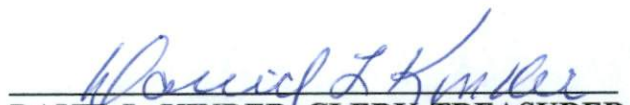
STATE OF INDIANA
SS:
COUNTY OF CLARK

I, **CHARLES J. RIDENOUR**, do solemnly swear or affirm, that I will support, protect and defend the constitution of the United States of America and the constitution of the State of Indiana and that I will discharge the duties of my office with fidelity; that I have not paid or contributed, either directly or indirectly, any money or other valuable thing to procure my appointment, except for necessary and proper expenses expressly authorized by law, that I will not knowingly receive, directly or indirectly, any money or other valuable thing for the performance or non-performance of any act or duty pertaining to my office other than the compensation allowed by law. **SO HELP ME GOD.**



Charles J. Ridenour

Subscribed and sworn to before me, this 19th day of January
at the Sellersburg Town Hall, Clark County, Indiana.



DAVID L. KINDER, CLERK-TREASURER
TOWN OF SELLERSBURG

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OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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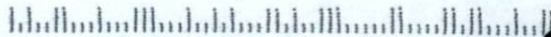
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