

# Sellersburg Board of Zoning Appeals Minutes

**January 18, 2022**

The minutes as written are not verbatim, but a summary of the meeting.

## **Attendance:**

Members present:

Vincent Thacker, Jr. – Chairman  
Francis Conroy  
Dennis Amos  
John Broady  
Evan Brown  
Stacia Franklin – Planning Director

Members absent:

## **Call to Order:**

Chairman Vincent Thacker Jr. called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 pm at Sellersburg Town Hall, 316 East Utica Street, Sellersburg, Indiana.

## **Approval of Minutes:**

A motion to approve the November 15, 2021 minutes was made by Francis Conroy and seconded by John Broady. Motion carried 5-0.

## **Unfinished (Old) Business:**

Tabled from November 15, 2021 meeting:

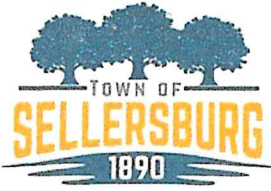
- a. 2021-09-UV-01: Vinod Gupta, 17962 Foxborough Lane, Boca Raton, Florida, has filed an application for a Use Variance to allow for a multi-family use in an R1 Single Family zoning district located at 1808 Payne Koehler Rd, Sellersburg, Indiana.

Stacia Franklin stated the application needed to be dismissed as Mr. Gupta sold the property. John Broady made a motion to dismiss. Francis Conroy seconded the motion. Motion carried 5-0.

## **New Business:**

1. 2022-01-DV-01: Larry Butler, 229 S. Clark Blvd, Clarksville, has filed a petition for a development standards variance to allow for a decreased front setback for Parcel No. 10-17-08-900-629.000-031, Sellersburg, Indiana.

Nathan Grimes presented and described the proposed project. Vincent Thacker Jr. stated a commitment would be needed to ensure the setback for a future accessory building parallels the existing neighboring structure. Stacia Franklin read the findings of fact. John Broady made a



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motion based on the findings of fact and testimony given to approve the setback variance. Evan Brown seconded the motion. Motion carried 5-0.

2. 2022-01-DV-02: Collier Properties, LLC, 1318 Allentown Road, has filed a petition via Attorney John Kraft, 126 W. Spring Street, New Albany, for a development standards variance to allow for a new sign to be installed without compliance of the non-conforming requirements in the Sellersburg UDO for the Gateway Overlay district.

John Kraft presented and explained the need for the variance. Mr. Kraft offered to remove the inoperable vehicles and all vehicles in front of the structure within 30 days. He argued removing the pole sign would prevent traffic coming to and from CR311 to see a monument sign since the property sits at the bottom of a hill. Dennis Amos asked if once the vehicles are removed from the front, will other vehicles be put in their place. Ms. Collier stated they will not be replaced. Stacia Franklin asked if the sign will be lit and Ms. Collier said it does not have to be and then stated it will not be. Stacia Franklin pointed out that the business next door was required to remove their pole sign and they did so, and a precedent has been set. She also described the façade grant offered by the Redevelopment Commission to assist in the payment of a new monument sign. John Broady suggested replacing the pole sign with a monument sign and obtain a variance for a taller monument sign. Stacia Franklin read the findings of fact. Evan Brown and John Broady asserted the pole sign should be removed.

John Broady made a motion to approve based on the findings and fact and testimony heard, with the conditions that all stored and inoperable vehicles, part, etc. be removed from the front of the structure within 30 days, as well as remove the pole sign and install a monument sign of up to 10 feet within one year. Evan Brown seconded the motion. Motion carried.

## **Communications:**

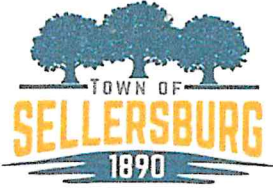
NONE

## **Board of Zoning Appeals Business:**

1. Election of Officers: Evan Brown made a motion to keep all officers as is. Dennis Amos seconded the motion. Motion carried 5-0.

## **Reports:**

Planning and Zoning:  
2021 Annual Report



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Board Attorney:

Nothing at this time.

Announcements:

Nothing at this time.

Adjourn: Motion to adjourn at 7:13 p.m. by John Broady and seconded by Dennis Conroy. Motion carried 5-0.

A handwritten signature in black ink, appearing to read "Vincent Thacker, Jr.", written over a horizontal line.

Vincent Thacker, Jr., Chairman

A handwritten signature in black ink, appearing to read "Stacia Franklin", written over a horizontal line.

Stacia Franklin, Attest