

Sellersburg Board of Zoning Appeals Minutes

June 19, 2023

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

Attendance:

Members present:

Chris Fox
Evan Brown
Floyd Combs
David McClain
Alan Applegate – Attorney

Members absent:

John Broady

Call to Order:

The meeting of the Sellersburg Board of Zoning Appeals called to order by Evan Brown at 6:00 pm at the Town Hall, 316 East Utica Street, Sellersburg, Indiana.

Approval of Minutes:

Approval of the minutes from the May 15, 2023 meeting. Chris Fox made a motion to table the minutes for further review. David McClain seconded the motion. Motion carried 4-0.

Unfinished (Old) Business: NONE

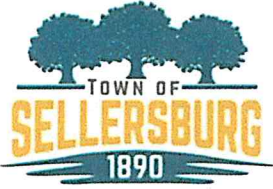
New Business:

A. 2023-05-DV-02: Louisville and Indiana Railroad company, 224 S. Michigan Avenue, Suite 330, Chicago, Illinois, applied for a development standards variance to allow for a 6-foot fence topped with barbed wire to be located in the front yard setback located at 415 Adkins Court, Sellersburg, Indiana.

Ryan Barbato, 500 Willinser Lane, Jeffersonville, explained the request and the need for the fence's location. David McClain asked about the materials being staged outside and the setback for the fence in the front yard. Floyd Combs asked about how the materials will be delivered to the property. David McClain described the current zoning ordinance requirements for a fence. Mr. Barbato explained their other locations have experienced thefts of materials and this is a deterrent. Evan Brown asked for comments from the audience.

Ron Tackett, 434 Adkins Court, asked about lighting. The Board dismissed the question about lighting as it is not relevant to the requested variance.

Ken Alexander, 701 E. Utica Street, expressed he is in favor of the variance. He explained a 3-foot fence in the front yard, as required by the ordinance, would allow neighbors to see all the materials so a taller fence would hide the materials from public view.



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Karen Alexander, 701 E. Utica Street, asked about the noise level coming from the location.

Mr. Barbato stated the working hours are 6:00 am to 3:00 pm during the week and no activity during the weekend. Floyd Combs asked him about the lighting and Mr. Barbato there is currently no intention to change any lighting. Floyd Combs asked for an emergency contact number to be posted. David McClain indicated he wanted to maintain the 3-foot height in the front yard. Chris Fox expressed concern about the effect of a 6-foot fence in the front yard on adjacent property values. He asked for a landscaping plan for the front yard. Chris Fox made a motion to approve with the conditions of a landscaping plan to be approved by the Planning Administrator and an emergency contact placard be placed on the fence. Floyd Combs seconded the motion. Motion carried 3-1 with David McClain denying.

Communications:

NONE

Board of Zoning Appeals Business:

Nothing at this time.

Reports:

Nothing at this time.

Planning and Zoning:

Nothing at this time

Board Attorney:

Nothing at this time.

Announcements:

Nothing at this time.

Adjourn: Motion to adjourn at 6:30 p.m. by Floyd Combs and seconded by Chris Fox. Motion carried 4-0.

Evan Brown, Vice Chairman

Stacia Franklin, Attest