



Sellersburg Board of Zoning Appeals Minutes

August 21, 2023

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

Attendance:

Members present:

Chris Fox

Floyd Combs

Evan Brown

John Broady

David McClain

Alan Applegate– Attorney

Members absent:

Call to Order:

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

Approval of Minutes:

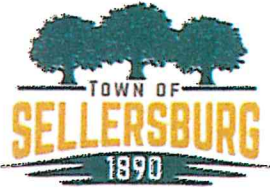
Approval of the minutes from the August 21, 2023 regular meeting. Chris Fox made a motion to approve. Floyd Combs seconded the motion. Motion carried 5-0.

Unfinished (Old) Business: NONE

New Business:

- a. 2023-07-DV-04: JMAM Holdings LLC, 305 S. New Albany Street, filed an application for a Development Standards Variance to allow for continued operation of business without all-weather paving located at 305 S. New Albany Street, Sellersburg, Indiana.

Daniel Hartman, Paul Primavera & Associates, 301 E Chestnut Street, Corydon, presented. Mr. Hartman described the location and the need for the variance, citing drainage run-off issues if the site is paved. He also explained a new building planned for the coming year and paving the site will only have to be torn up to build the new building. Discussion was held by the Board. Stacia Franklin read the findings of fact. David McClain made a motion to approve the variance with the condition that an erosion and/or dust control plan be submitted to the staff within 30 days. Chris Fox seconded the motion. Motion carried 5-0.



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- b. 2023-07-DV-05: JMAM Holdings LLC, 305 S New Albany Street, filed an application for a Development Standards Variance to allow for a security fence in the front setback of the property located at 305 S. New Albany Street, Sellersburg, Indiana.

Daniel Hartman presented. Mr. Hartman explained the need for a security fence that will surround the entire property. He described the fence as a six-foot fence with three strands of barbed wire at the top. David McClain asked for the timeline of the proposed installation. Stacia Franklin read the findings of fact and staff report. David McClain made a motion to approve the variance with the condition that the fence be installed within 30 days, but not more than 90 days. Chris Fox seconded the motion. Motion carried.

Communications:

NONE

Board of Zoning Appeals Business:

Nothing at this time.

Reports:

Nothing at this time.

Planning and Zoning:

Nothing at this time

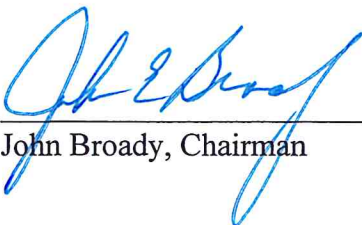
Board Attorney:

Nothing at this time.

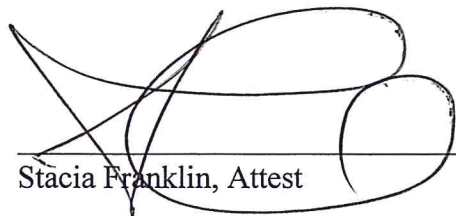
Announcements:

Nothing at this time.

Adjourn: Motion to adjourn at 6:28 pm by Chris Fox and seconded by David McClain. Motion carried 5-0.



John Broady, Chairman



Stacia Franklin, Attest