

MINUTES
BOARD OF ZONING APPEALS

May 4, 2022 at 5:00 o'clock P.M.

Held at the Jefferson County Surveyor's Office, 315 Jefferson St.,
Annex Bldg., Madison, IN 47250

MEMBERS PRESENT: DAVID FERGUSON, DARRELL GINN, JENNY BEVERLY,
 JIM KLEOPFER, and ANDY CROZIER

VISITORS PRESENT: SIDNEY THEVENOW and BOB DEMAREE

STAFF PRESENT: MIKE PITTMAN, County Surveyor, PAT MAGRATH, Attorney
 at Law, JOSH CLINE, Building Inspector, and LYNETTE
 ANDERSON, Secretary

Chairman David Ferguson called the meeting to order. A quorum was present with no one absent. Andy Crozier made a motion to approve meeting minutes of April 5, 2022. Darrell Ginn seconded the motion. Motion passed unanimously.

New business as follows:

- **Sidney Thevenow**, property located 10621 N SR 7, Dupont, Indiana, Lancaster Township, requested a conditional use under #551 Retail Motor Vehicles. Mr. Thevenow wants to relocate his current used car business, Indiana Auto LLC. This property was used in the past as a used farm equipment and used dealership ran by his Grandfather. The green cards and proofs of mailing were turned in. Mr. Thevenow told the board he is only using a portion of the parcel for his business, the house will remain a house as his Grandfather has a life estate/homestead for the rest of his life and the remaining land will continue to be used as AG. There were no objections. David Ferguson abstained from voting as he is an adjoining land owner. The board went through the Findings of Fact as follows: **Findings of Fact -A.** Is in fact a conditional use as established under the provisions hereof and appears on § 28-5-18 for the zoning district involved: *True*. **B.** Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's Comprehensive Plan and/or the Zoning Ordinance: *True*. **C.** Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area: *True*. **D.** Will not be hazardous or disturbing to existing or future neighboring uses: *True*. **E.** Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services: *True*. **F.** Will not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community: *True*. **G.** Will not involve uses, activities, processes,

materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors: *True*. H. Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares: *True*. I. Will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance: *True*. **Decision:** The Jefferson County Board of Zoning Appeals voted to *approve* the application for a conditional use in this matter with members voting as follows: *unanimously approved; 4-0*. **Conditions of the conditional use** are as follows: *None*. Darrell Ginn made a motion to approve the application. Jim Kleopfer seconded the motion. Motion passed unanimously.

Other business as follows:

- Darrell Ginn mentioned to the board Bob Jacobson, a longtime BZA member/president, passed away.
- **Next Meeting: Tuesday, June 7, 2022, at 5:00 o'clock P.M. at the Jefferson County Surveyor's Office, 315 Jefferson St., Annex Bldg., Madison, IN**

Andy Crozier moved for a motion to adjourn the meeting. Jenny Beverly seconded the motion. The motion passed unanimously. The meeting was adjourned.

Minutes prepared:

BY: Lynette Anderson
Lynette Anderson, Secretary

APPROVED THIS 7 DAY OF June, 2022.

JEFFERSON COUNTY BOARD OF ZONING APPEALS

BY: David B Ferguson
DAVID FERGUSON, Chairman