

Culver Board of Zoning Appeals

Minutes: December 19, 2019

Dan Adams called the meeting to order and led in the Pledge of Allegiance.

The Culver Board of Zoning Appeals met in session with the following in attendance; Dan Adams, President; Pat Jensen, Vice President; Leigh Marshall, Secretary; Barry McManaway, Dan Osborn and Building Commissioner Chuck DeWitt.

Mr. Adams moved to approve the minutes of 11/17/19. The minutes were approved and signed.

2019-025B: A previously tabled petition from the November BZA hearing filed by Erik Larson for the property located at 308 College Avenue, Culver, Indiana, 46511, Marshall County Parcel ID 502116301212000014 to request a Development Standard Variance of rear yard setback from the required 10 feet to 3 feet and side yard setback from the required 10 feet to 5 feet for the construction of a 30 feet by 25 feet detached garage.

There was no one present to present this petition.

2019-027B: A petition filed by Brandy Pohl on behalf of Max's Playhouse LLC for the properties located at 454 and 450 School Street, Marshall County Parcel ID's 502116301234000014 and 502116301238000014 to request a special use variance for the establishment of a daycare facility on two lots zoned R-1 (residential) and a development standard variance for a commercial parking area (six parking spaces) in the front yard setback of a residential parcel (454 N. School St.)

Brandy Pohl, owner of Max's Playhouse, spoke on her own behalf along with her builder, Kevin Berger from Easterday Construction.

Mike and Mattie Cihak, 121 College Ave., also asked questions about the property. Their concerns were water drainage and whether or not the two existing buildings would be connected in any renovations. They expressed a desire to see more formal elevations.

Karen Shuman, school superintendent, and Jonathon Leist, Town Manager, were also present. The Town Council is holding a working session on December 30, 2019 to discuss the one way directional requirement on School Street during high traffic drop off and pick up times. The potential change could affect Brandy Pohl's new location in that it would allow her clients to park on School Street to drop off and pick up children, rather than pull into a parking lot on the premises.

The Board unanimously had issues with the parking lot design as presented and also felt the Council's potential decision regarding School Street could affect the design. A decision was made to vote only on the special use variance and to delete the development standard variance request.

As such, the vote to pass the special use variance was approved unanimously.

Old Business:

415 East Shore Drive has been cleared. The town is hoping to ultimately take possession of the property.

New Business:

Mr. DeWitt informed the Board that the year-end reports would be available at the BZA hearing in January.

The meeting adjourned at 8:15PM.

Submitted by Leigh Marshall

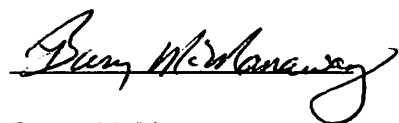


Dan Adams

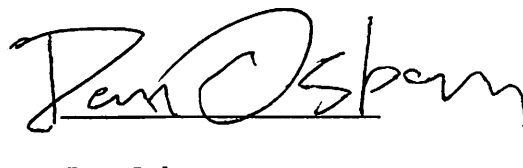
Patrick Jensen



Leigh Marshall



Barry McManaway



Dan Osborn