

RECORD OF PROCEEDINGS

Minutes of Board of Zoning Appeals

Held January 2, 2024

Public Hearing - BZA 2024-01

Mr. Kempe opened the Public Hearing regarding BZA case 2024-01 at 6:02 PM.

Staff Report

BZA 2024-01

Mr. Sorice explained this is regarding property at 5168 Shank Road, which is City Lot #4239. He stated the applicant requests an appeal to the Moraine Codified Ordinance Section 1181.01 (b), Section 7, which states that no detached accessory building shall be erected in any required yard except a rear yard as well as 1181.01 (b), Section 8, which states notwithstanding any other provisions of this section 1181.01 (b) to the contrary no accessory building, or in the aggregate accessory buildings that meet all of the other provisions of the section shall be larger than 2400 square feet on any one residential lot. He reported the applicant requests to add a 36 x 64 pole barn, measuring 2304 square feet, on a 28 acre agricultural lot and the front of the pole barn would be parallel with the front of the single family home, and added a side yard location is identified on the site map. He explained the pole barn would be built for agricultural purposes and it is located in the A-1 zoning district, so a building permit would not be required. He reported that the applicant, Mr. Olson, currently has a 1060 square foot barn in the rear of his residence, along with a 280 square foot utility shed. He noted that staff has no objections to the pole barn construction proposal as to ensure that the front of the pole barn is parallel to the front of the single family home.

Mr. Davis added that the Technical Review Committee consisting of Mr. Sorice, the Fire Division, and himself, reviewed the application and there were no concerns.

Opponents/Proponents

Elaine Allison, 3048 Infirmary Road, stated that she is one of the neighbors abutting Mr. Olson's property, and noted she was pleased with the way the applicant is handling the property and the numerous improvements that he has made. She commented that she had no objections to the proposed pole barn or the location of it.

With no further comments, Mr. Kempe closed the Public Hearing regarding BZA case 2024-01 at 6:08 PM.

Call to Order at 6:08 PM

Jim Kempe	Chair	Present
Sharon Duff	Vice Chair	Present
Patricia Bond	Member	Present
Rhonda Worley	Member	Absent

Staff Members Present: City Manager Michael Davis, City Planner Nick Sorice, and Clerk of Council Amy Brown.

Approval of Minutes

Board of Zoning Appeals Meeting Minutes - November 1, 2022

Mr. Kempe asked if there were any changes or corrections to the November 1, 2022 Board of Zoning Appeals meeting minutes. Hearing none, the minutes were approved as submitted.

Business

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Held January 2, 2024

Decision - BZA 2024-01

Mr. Kempe made a motion to approve the application for BZA Case 2024-01.

RESULT: Passed, *(Yes 3, No 0, Abstained 0)*
MOVER: Jim Kempe
AYES: Jim Kempe, Sharon Duff, Patricia Bond
NAYS: None

Other Business - None

Adjournment

Adjournment at 6:09 PM.



James Kempe



ATTEST: Clerk of Council Amy Brown