

DPS/ALLEN COUNTY HEARING OFFICER

Minutes: 8 February 2023

(The following reflects a synopsis of action taken by the Allen County Hearing Officer. Actual audio recordings of the proceedings before the Allen County Hearing Officer are available upon request.)

The Allen County Hearing Officer conducted a public hearing on Wednesday, 8 February 2023, at 8:30 a.m. in Room 30, Citizens Square. Present were Patrick Rew, Hearing Officer, Bryan McMillan, AICP, Senior Land Use Planner, Beth Morales, Associate Land Use Planner, Gabrielle Herin, Associate Land Use Planner and Kimberly Mack Asst. Front Office Manager.

Testimony was heard on items advertised per requirements of the Indiana Code. Immediately following the public hearing, the Hearing Officer acted on those items.

OLD BUSINESS:

PROPOSAL: DSV-2022-0173
APPLICANT: Adam Cameron/Custom Signs Unlimited Co.
REQUEST: An appeal for a development standards variance to increase the maximum permitted number of entrance signs for a residential subdivision from 2 to 3.
LOCATION: 13001 Bethel Road, Hometown, 2,000 feet south of Hathaway Road (Section 30 of Perry Township)
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 45.03 acres

After hearing information on the matter, the Zoning Hearing Officer made certain Findings of Fact/Law and Conditions of Approval a part of these minutes. Because of those findings, the request was approved. There was no one present in favor of or in opposition to this request.

NEW BUSINESS:

PROPOSAL: DSV-2023-0006
APPLICANT: Bremer Homes, LLC
REQUEST: An appeal for a development standards variance to reduce the front setback from 30 feet to 10 feet for a detached accessory structure on a flag lot in an A1 zoning district.
LOCATION: 12745 Taylor Road, 2000 feet southwest of Aetna Road (Section 29 of Eel River Township)
PRESENT ZONING: A1/Agricultural
LAND AREA: 5.00 acres

After hearing information on the matter, the Zoning Hearing Officer made certain Findings of Fact/Law and Conditions of Approval a part of these minutes. Because of those findings, the request was approved. There was no one present in favor of or in opposition to this request.

PROPOSAL: DSV-2023-0007
APPLICANT: Toro Energy of Indiana, LLC
REQUEST: An appeal for a development standards variance to increase the maximum permitted height of two structures beyond 40 feet (flare height at 50 feet, Thermal Oxidizer at 65 feet) in Airport Overlay District 4 in an R1 zoning district.
LOCATION: 6354 Yohne Road, 5,000 feet west of Smith Road (Section 30 of Wayne Township)

PRESENT ZONING: R1/Single Family Residential
LAND AREA: 44.09 acres

After hearing information on the matter, the Zoning Hearing Officer made certain Findings of Fact/Law and Conditions of Approval a part of these minutes. Because of those findings, the request was approved. There was one present in favor of or in opposition to this request.

PROPOSAL: SU-2023-0001
APPLICANT: Jerry Hickman dba Mirage Sports Inc.
REQUEST: A request for a special use for a recreation area (water sport events, family gatherings and charitable events, one RV space) in an A1 zoning district.
LOCATION: 11703 North River Road, at the northwest corner of the intersection with I-469 (Section 31 of Milan Township)
PRESENT ZONING: A1/Agricultural
LAND AREA: 22.16 acres

After hearing information on the matter, the Zoning Hearing Officer made certain Findings of Fact/Law and Conditions of Approval a part of these minutes. Because of those findings, the request was approved. This approval requires a recorded written commitment and is subject to continuous compliance with conditions in the Finding of Fact. There was no one present in favor of or in opposition to this request.

There being no further business, the meeting adjourned at 9:36 a.m.

Patrick D. Rew Deputy Land Use Director
BZA Hearing Officer