

Miami County Board of Zoning Appeals
Wednesday March 11, 2020, in the G A R Room of the Court House

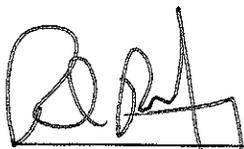
- Meeting called to order at 7:37 by Brad Fruth;
- Roll call of Board Members:
 - Brad Fruth, President
 - Heidi Miller, Vice-President
 - Jamie Hopper
 - Randy Hileman, Absent
 - Grant Cade

Miami County Attorney, Stephen Downs

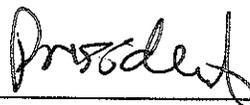
- Brad Fruth asked for the approval of minutes for January. Heidi Miller motioned to approve, 2nd by Jamie Hopper. All ayes.
- Brad Fruth introduced VAR. #0836, Nathaniel & Bonita McPherson, 335 E Walnut St, Macy, IN 46951, 52-02-18-301-084.000-002, to change side setbacks from 10 ft to 5 ft. Mary Kay McKinney confirmed the confirmation of the mailing and notification to neighbors.
 - Nathaniel McPherson spoke. He's wanting to put a modular home on this piece of property facing Walnut St. The modular home is 52 ft long with a ft over hang. They own a little parking space and then they park on the street also.
 - Marilyn Jackson also spoke, she is the Town Council of Macy President. Marilyn stated that this will be the first new home built in Macy since 1964. She said that this will better the Town of Macy.
 - Bonita McPherson then spoke, wife to Nathaniel. She stated they are doing this home because they have a disabled son and need to have a nice home for their son.
- Heidi Miller motioned to approve with there being 5 ft on each side of the modular home, 2nd by Grant Cade.
 - Finding of Facts: Variance has passed.
- Brad Fruth introduced VAR. #0837, Jacob Zody, 1836 W St Rd 18, Kokomo, IN 46901, 52-14-29-200-011.000-005, to allow a business to operate in an A-1. Mary Kay McKinney confirmed that he has applied for his state design release, the health department has approved the septic, drainage board has also approved, and he has his retail license. He is going to be working on diesels, tractors and farm equipment.
 - Mary Kay McKinney confirmed the confirmation of the mailing and notification to neighbors.

Jacob Zody spoke, owner of ZZ Diesel. He stated he works on diesel pickup trucks as well as agriculture equipment as well as semis. He's been in business for 8 years now. He has been using his dad's shop and wanting to build onto it. He's roughly adding on 78'x180'.

- Jamie Hopper motioned to approve, 2nd by Grant Cade. All ayes.
Finding of Facts: Variance is approved.
- Brad Fruth introduced VAR. #0838, Mark Elrod, 3037 N 550 E, Peru, IN 46970, 52-09-04-400-004.000-006, to continue to allow an auto salvage yard in an A-1. Mary Kay McKinney said Mr. Elrod is in the process of moving some vehicles on the South side of the property and putting a fence up on the West side and North side of the property. Mr. Elrod had a variance before for an Auto and Truck Repair Service. Requirements that are needed to be met for Mark Elrod to run the Auto Salvage Yard would be getting a Retail License, Zoning Affidavit, Indiana Merchandizing Bond, Business Entity Documentation, Retail Merchant Certificate, Background Check, and then get with the Planning Department for any other requirements.
Brad Fruth asked for any public comments:
 - Elaine Anderson spoke.
 - Eric Miller spoke that lives in the Payne house next to Mr. Elrod's on the North end.
 - David Payne spoke who used to live across the road from Mark Elrod.
 - Mark Elrod then spoke and said his neighbors mean more to him than anything. He doesn't want anyone getting hurt. He said he thought he was aware of the 10 acre for a Salvage Yard. Mr. Elrod says this is kind of like his retirement. Mr. Elrod is willing to get it all cleaned up.
 - Steve Downs said he will work with Mary Kay McKinney to come up with what Mr. Elrod's requirements are to get the property cleaned up.
- Mark Elrod asked to withdrawal his proposal.
- Brad Fruth opened up the meeting for any other public comments.
- Brad Fruth took motion to adjourn the meeting. Motioned by Heidi Miller, 2nd by Jamie Hoper at 8:19 p.m. All ayes.



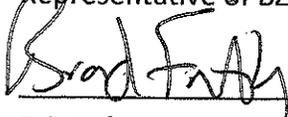
Representative of BZA



Title



Date



Printed Name