



Board of Zoning Appeals – Meeting Minutes

Wednesday, May 10, 2023 | G.A.R. Room of the Miami County Courthouse

Board of Zoning Appeals President, Jamie Hopper, calls the BZA meeting to order at 7:19 pm.

Roll call of board members – Corey Roser

- **Randy Hileman** – *Present*
- **Brent Pomerhn** – *Present*
- **Sue Ellen Sopher** – *Present*
- **Grant Cade** – *Present*
- **Jamie Hopper** – *Present*

Jamie Hopper calls for approval of previous meeting minutes from March

- Randy Hileman motions
 - Sue Ellen Sopher 2nds
 - All “Aye”
- March meeting minutes approved

- Jamie Hopper introduces **SPEX#32-23 – PATRICIA COFFMAN – 2668 W MAIN ST, MEXICO, IN 46958**
- Patricia Coffman (owner) are seeking a “*Special Exception*” to allow a 688 sq. ft. manufactured home to be placed on a 0.66-acre parcel of R-1 zoned land in Jefferson Township
 - Corey Roser presents staff report, affidavit of publication, zoning maps, parcel report card, picture of site, site plan, adjacent neighbor letter, etc.
 - Staff report explains that this house is 1 bedroom, 1 bathroom. The home will sit on a pre-existing concrete slab on the property and will be built to HUD Federal Code.
 - Attorney Steve Downs tallies Finding-of-Facts ballots for the Special Exception from board members
 - After review and discussion, on motion duly made and seconded, the proposed supplemental findings were adopted unanimously
 - SPEX#32-23 was granted.
- Jamie Hopper introduces **VAR#33-23 – DARRIN & JULIE SCOLF – 6383 N 400 W, PERU, IN 46970**
 - Darrin & Julie Scolf (owners) are seeking a “*Variance from the Subdivision Control Ordinance*” to allow the splitting of a 4.13-acre parcel off of a 13.152-acre parcel for a residential dwelling in Jefferson Township
 - Julie Scolf explains that they are building on the parcel that will be split off and eventually selling the other parcel to their son.



- Attorney Steve Downs tallies Finding-of-Facts ballots for the Variance from board members
 - After review and discussion, on motion duly made and seconded, the proposed supplemental findings were adopted unanimously
 - VAR#33-23 is approved
- Jamie Hopper introduces **VAR#31-23 – DARRIN & JULIE SCOLF – 6383 N 400 W, PERU, IN 46970**
 - Darrin & Julie Scolf (owners) are seeking a “*Variance from Developmental Standards*” to allow a residential dwelling to be placed on 4.13-acres of A-1 zoned farm ground in Jefferson Township
 - Staff report states that a new septic system, well, and an assigned address will be needed prior to placing a dwelling
 - Attorney Steve Downs tallies Finding-of-Facts ballots for the Variance from board members
 - After review and discussion, on motion duly made and seconded, the proposed supplemental findings were adopted unanimously
 - VAR#31-23 is approved.

Jamie Hopper calls for public comment

- No public comment

Jamie Hopper calls for motion to adjourn meeting

- Randy Hileman motions, Sue Ellen Sopher 2nds motion, all “Aye” ---> motion passes
 - Meeting adjourned at 7:36 pm


Representative of Miami County BZA

President
Title

6-14-23
Date

Jamie M Hopper
Printed Name