



Board of Zoning Appeals – Meeting Minutes

Wednesday, June 14, 2023 | G.A.R. Room of the Miami County Courthouse

Board of Zoning Appeals President, Jamie Hopper, calls the BZA meeting to order at 7:38 pm.

Roll call of board members – Corey Roser

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

Jamie Hopper calls for approval of previous meeting minutes from May

- Randy Hileman motions
 - Grant Cade 2nd
 - All “Aye”
- May meeting minutes approved

Jamie Hopper introduces **VAR#34-23 – ROBERT & STACY PASSAGE c/o KIM HILEMAN – 3978 W 600 N, PERU, IN 46970**

- Robert & Stacy Passage (owners) are seeking a “*Variance from Developmental Standards*” to allow a dwelling on 3 acres of A-1 zoned land in Jefferson Township
 - Megan Mongosa presents staff report, affidavit of publication, zoning maps, parcel report card, picture of site, site plan, adjacent neighbor letter, etc.
 - Staff report explains this house is a manufactured home and the septic has already been approved. The house has been purchased and they are waiting to place it, pending the outcome of this variance.
 - The owners stated that it has been their dream to build on this piece of land since they purchased it five years ago.
 - Randy Hileman must recuse himself due to being in relation to applicants.
 - 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#34-23 was granted.

Jamie Hopper introduces **VAR#35-23 – ROBERT & STACY PASSAGE c/o KIM HILEMAN – 3978 W 600 N, PERU, IN 46970**

- Robert & Stacy Passage (owners) are seeking a “*Variance from Developmental Standards*” to place a manufactured home on A-1 zoned land in Jefferson Township



- Megan Mongosa presents staff report, affidavit of publication, zoning maps, parcel report card, picture of site, site plan, adjacent neighbor letter, etc.
- Staff report explains this is a manufactured home, and the county's zoning ordinance does not allow a manufactured home on A-1 zoned land.
- The owners stated the same thing as the variance before, and also questioned why this variance had to be applied for because this isn't a manufactured home.
- Megan Mongosa stated the zoning ordinance doesn't allow a manufactured home on A-1 zoned land.
- Randy Hileman must recuse himself due to being in relation to applicants.
 - 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#35-23 is approved

Jamie Hopper introduces **VAR#36-23 – JACQULYN JINKERSON – 1266 N CRESTVIEW DR, PERU, IN 46970**

- Jacquelyn Jinkerson (owner) is seeking a "*Variance from Developmental Standards*" to allow a 4-foot high fence around a pool on R-1 zoned property in Peru Township
- Megan Mongosa presents staff report, affidavit of publication, zoning maps, parcel report card, picture of site, site plan, adjacent neighbor letter, etc.
- Staff report states that the zoning ordinance requires a 5-foot high fence around an in-ground pool.
- Jacquelyn states she is putting a wrought-iron looking fence around the pool with a gate that will have the opportunity to be padlocked when unsupervised. She wants to be able to see her landscaping from outside the fence
- Jamie Hopper asked if the space between each spindle on the fence would be far enough apart to allow a child to fit through them. Jacquelyn states it is a safety fence and won't have spindles that far apart.
 - 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#36-23 is granted.

Jamie Hopper introduces **VAR#37-23 – AUSTIN AULT – 3019 S 500 W, PERU, IN 46970**

- Austin Ault (owner) is seeking a "*Variance from Developmental Standards*" to allow a dwelling on less than 1- acres of Agriculture-zoned land in Pipe Creek Township.
- Megan Mongosa presents staff report, affidavit of publication, zoning maps, parcel report card, picture of site, site plan, adjacent neighbor letter, etc.
- Staff report states that the septic is approved and the contractor is ready to start pending the outcome of this variance.
- Austin said he wanted to build next to his grandparents, on their land, to take care of them when they get into their older age. His grandparents sold them half of their land so they could build.
- Mary Clark – Adjacent landowner – she is against this variance. This property is not residential. She also asked how would we keep it from becoming a subdivision?




- Steve Downs stated there is a Subdivision Control Ordinance for this reason. There are several factors that would have to be met to create a subdivision.
 - Mary also asked will there be drainage or septic issues for her field with the house being next to her field and right by a county ditch?
 - 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#37-23 is granted.

Jamie Hopper calls for public comment

- No public comment

Jamie Hopper calls for motion to adjourn meeting

- Randy Hileman motions, Grant Cade 2nd, all "Aye" ---> motion passes
 - Meeting adjourned at 8:10 pm


 Representative of Miami County BZA

President
 Title

7-12-23
 Date

Jamie M Hopper
 Printed Name