



Board of Zoning Appeals – Meeting Minutes

Wednesday, July 12, 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** – *Present*
- **Sue Ellen Sopher** – *Present*
- **Grant Cade** – *Present*
- **Jamie Hopper** – *Present*

Jamie Hopper calls for approval of previous meeting minutes from June

- Randy Hileman motions
 - Sue Ellen Sopher 2nd
 - All “Aye”
- June meeting minutes approved

Jamie Hopper introduces **VAR#38-23-23 – BRYCE GEISER – 4190 & 4192 W 500 S, PERU, IN 46970**

- Bryce Geiser (purchaser) is seeking a “*Variance from Developmental Standards*” to allow a residential dwelling on 8.00 acres of A-2 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 explains before receiving a building permit, Bryce and his wife would have to have a survey of the property and a split completed. Bryce does already have an approved septic permit.
 - Bryce explained that he only wanted 8 acres of land to build on and appreciates the board taking the time to hear the variance.
 - 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#38-23 was granted.

Jamie Hopper introduces **VAR#39-23 – MEXICO PETROLEUM, INC. c/o PRABHJOT SINGH – 3963 N MEXICO RD, MEXICO, IN 46958**

- Mexico Petroleum, Inc. is seeking a “*Variance from Developmental Standards*” to allow relief from impervious lot coverage requirements to build a commercial gas station canopy on 0.51 acres of B-3 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.
- Prabhjot Singh (owner) states he is just replacing the previous canopy and needs lighting above his gas pumps.
- Staff report explains the current impervious calculations already exceed the 80% requirement. Mexico Petroleum is currently sitting at 97.25% of impervious coverage without the canopy being included in this calculation.
- Plan Commission office is concerned with the drainage. Where would the water runoff go? How much water runoff will be collected on the site (storm drain, tile, etc.)?
- Corey Roser stated this is a non-conforming use when asked why they need this variance if it will be the same dimensions as the previous canopy. Corey stated the previous canopy was a total loss after wind knocked it down during a storm, therefore, there has to be a variance according to the ordinance.
- Megan Mongosa mentioned an example of a previous variance involving a housefire. The owners had to apply for a variance even though there was a house there at one point. Due to the house being a total loss, they had to have a variance to build on A-1 zoned land. Steve Downs explained these are the same circumstances according to the ordinance.
 - Jamie Hopper asked if there could be more research done on the drainage and if this variance could be pushed to next month
- Randy Hileman motions to table this variance until next month
 - Sue Ellen Sopher 2nd
 - All “aye”
- VAR#39-23 is tabled until August

Jamie Hopper introduces **VAR#40-23 – MEXICO PETROLEUM, INC. c/o PRABHJOT SINGH – 3963 N MEXICO RD, MEXICO, IN 46958**

- Mexico Marathon is seeking a “*Variance from Developmental Standards*” to allow relief from property setback requirements to build a commercial gas station canopy on 0.51 acres of B-3 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.
- Brent Pomerhn asks the owner if this isn’t heard this month if it is putting a halt on things. Brent motions to table this variance until August’s meeting as well.
 - Grant Cade 2nd
 - All “aye”
- VAR#40-23 is tabled until August.

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"
- Meeting adjourned at 7:37 pm

Randy Hileman President 8-9-23
Representative of Miami County BZA Title Date

Jamie M Hopper
Printed Name