



Scott County Board of Adjustment

November 19, 2014

1st Floor Board Room
Scott County Administrative Center

MEETING MINUTES

Members Present: Dittmer, Gallin, Winborn, Madden

Members Absent: Scheibe

Staff Present: Brian McDonough

Others Present: Dale Grunwald (applicant)

1. **Call to order.** In the absence of Chairman Scheibe, Vice Chairman Dittmer served as Chairman and called the meeting to order at 4:00 P.M.
2. **Minutes** – Gallin made a motion to approve the October 22, 2014 minutes. Winborn seconded the motion. **All Ayes (4-0).**
3. **Public Hearing – Variance** – Park View Lutheran Church at 14 Grove Road, Lot 108 Park View 1st Addition, Section 31 of Butler Township.

Brian McDonough reviewed the case and showed aerial and site photos of the property, including topography and the submitted site plan. The property is located within the Park View subdivision at the corner of Grove Road and Park View Drive. **McDonough** explained that the Church is planning a new addition onto the south side of the existing building nearest Grove Road. In order to avoid angled walls and maximize space they are proposing to encroach into the 25 foot front yard setback by approximately two (2) feet. The addition would be setback 23 feet from the edge of the road right-of-way adjacent to Grove Road. The Grove Road right-of-way is approximately 80 feet in total width. He explained that the church property is approximately 2 acres in size, including the existing building footprint, surface parking and open/recreation space. The original church was built in 1972, with an addition constructed in 1982. The northern half of the property slopes downward towards a drainage way and contains open and recreational space. The property is accessed via two driveway entrances onto Grove Road. **McDonough** mentioned that the Zoning Ordinance sets visual clearances areas for corner lots that are to remain unbuilt and unobstructed. The large right-of-way areas for Grove Road and Park View Drive account for nearly all of

the required visual clearance at this intersection. Furthermore, the proposed addition would in no way encroach into that area. Surrounding land uses include commercial and retail to the west moving towards Scott Park Road, and multifamily apartments and townhomes transitioning to single-family homes to the north and east. No concerns or objections were noted from either the County Engineer or Health Department, and no public comment letters were received.

Dittmer opened the meeting to public comments.

Dale Grunwald represented the church and spoke in favor of the request. He stated that the variance was needed in order to gain the necessary space for the addition and due to the curvature of the road. He emphasized that the church wished to follow the rules and process for approval, even though this is only a two (2) foot variance request.

Dittmer asked for staff's recommendation. **McDonough** stated that staff recommends approval based upon the existence of an unnecessary hardship resulting from sloping topography and the lack of alternative sites to construct the addition.

Dittmer asked if the applicant had any response to the staff recommendation, and the applicant had no further comments.

Dittmer closed the public hearing, and a brief discussion by the Board took place.

Winborn made a motion to approve the variance request in accordance with staff's recommendation. Madden seconded the motion.

Vote: All Ayes (4-0)

McDonough stated that the deadline for the December ZBOA meeting was this Friday, November 21st. If no agenda items were received, staff would send out a cancellation notice by early next week. He mentioned the ongoing review and update work on the Zoning Ordinance by staff and the Planning Commission. The first regularly scheduled Planning Commission meeting of each month is being used as a work session on the Ordinance update. Staff would keep the Board of Adjustment updated and informed of the process moving forward, and mentioned they would likely be called upon in the future for advice and input.

Winborn made a motion to adjourn, seconded by Gallin. The meeting adjourned at 4:25 P.M.