

**Town of Porter
Board of Zoning Appeals
Meeting Minutes
May 17, 2017**

A. Meeting was called to order at 6:30 p.m.

B. Pledge of Allegiance

C. Roll Call

Present: Kremke, Huyser, Timm

Absent: Waechter-Versaw, Sexton, Frost

Also, Present: Ms. Sufana, Mr. Mandon, Mr. Blankenburg for Ms. Frost,
Mr. Barry

D. Quorum-There is enough present for a quorum.

E. Consideration of Minutes from April 19, 2017

Mr. Timm made a motion to accept the minutes as written from the April 19, 2017 meeting, Mr. Huyser seconded.

Motion approved 3-0

F. Audience Participation-NONE

G. Old Business and Matters Tabled-NONE

H. Preliminary Hearing

I. Public Hearing

Benjamin & Lora Watkins, 955 Waverly Rd, Porter is requesting a rear yard setback variance of 24 ft +/- to build an addition to the Old Waverly Schoolhouse for a master bedroom, master bathroom, upgrading kitchen, and a garage. Looking for a little more square footage in the house.

Public hearing opened at 6:32 pm no one in opposition,

Bruce Chelf, 945 Pheasant Run, his back yard is across the street from the property and is in favor of the petitioner request.

Jennifer Klug, 200 Franklin St, this building is a historic building in a historic part of the town. She thinks this is a good thing that they are trying to do and wishes more people would do the same.

Public hearing closed at 6:34 pm

Mr. Kremke asked if the dimensions he supplied on the paper is exactly 24 ft? We need an exact number not a plus or minus.

Mr. Mandon states what causes the issue in this case is the roadway the has frontage and in this instance, it is Waverly not Oak Hill. There are three conditions that need to be met. First two are pretty general, granting injurious to public health and safety and second is whether this will have a negative impact on property value in the area. Lastly, this is the hardest to satisfy, without granting the variance will there be practical Difficulty to add on to lot. In this case, it would be without granting variance. Mr. Mandon recommends the board approves the variance.

Mr. Huyser makes a motion to reduce rear yard setback from 35 feet to 11 feet along east border of property reducing it by 24 feet, Mr. Timm seconded.
Motion passed 3-0

Mr. Blankenburg needs some factual support for example since it is a corner lot, with Extensive side yard space, building on this land will not be injurious. The neighbors home is not close to the property line. The new construction will not threaten site lines at the intersection. The answer to number two is factually fine. And for number three the double frontage lot along Waverly Road and the position of the house on the lot creates a need for the rear yard variance.

Mr. Timm made a motion to approve the finding of facts with the additions added, Mr. Huyser seconded motion.
Motion passed 3-0

J. Other Business-

Update from Attorney-nothing
Board Comments-nothing

K. Adjournment- 6:44 pm

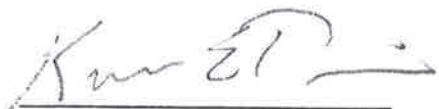
Mr. Timm made a motion to adjourn the meeting. Mr. Huyser seconded the motion

Motion approved 3-0

Next Meeting will be held on June 21, 2017


John Kremke, President


Henry Huyser, Vice President


Ken Timm

Amy Waechter-Versaw

William Sexton

Tammie Sufana, Secretary