

**Town of Porter  
Board of Zoning Appeals  
Meeting Minutes  
February 15, 2017**

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

B. Pledge of Allegiance

C. Roll Call

Present: Kremke, Sexton, Waechter-Versaw, Timm

Absent: Huyser

Also Present: Ms Frost, Ms. Spanier, Mandon

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

E. Consideration of Minutes from January 18, 2017

Mr. Timm made a motion to accept the minutes from the January 18, 2017,

Ms. Waechter-Versaw seconded.

Motion approved 4-0

F. Audience Participation-NONE

G. Old Business and Matters Tabled-NONE

H. Preliminary Hearing

I. Public Hearing

Virgil & Linda Littlejohn/Ennis Builders, 326 S 23<sup>rd</sup> St, Porter requesting a Developmental Standards Variance to allow a 1329 square foot New Ranch Home (3 car garage & basement). The ordinance requires 1500 square foot minimum for a ranch house in a R1. Joe Ennis of Ennis Builders with Mr. and Mrs. Littlejohn they would like to build a 1329 square foot new home with full basement and 3 car garage and they are requesting the minimum square footage variance. Mr. Ennis states there have been no changes since last meeting. The house would fit nicely in neighborhood.

Mr. Mandon states there are 3 conditions that must be met. Public health, property values, and practical difficulties- talking about in this petition fits the third item.

Mr. Mandon in his opinion it does. He also suggests to make a recommendation to Plan Commission to change their ordinance to change square footage requirements BZA should be consistent in their vote.

Public hearing opened at 6:37 pm-no one in favor or opposing. Public hearing closed 6:37 pm.

Mr. Sexton stated that he feels making a house bigger doesn't make it better or necessarily increase its value. Thinks we need to go back to Plan Commission to change ordinance.

Ms. Frost states that a letter to recommend to Plan Commission to change to ordinance.

Mr. Barry states many people call and ask, and these are the only people that applied for application.

Mr. Timm would like to see a letter written to the Plan Commission.

Mr. Sexton made a motion to accept the variance as it is, Mr. Timm seconded motion.

Motion passed 4-0

Findings of Facts:

Ms. Frosts suggest changing the third finding of fact to say given the character of property in surrounding area smaller home is consistent with the character of neighborhood.

Mr. Timm made to approve the findings with the amendment of the character of neighborhood, Ms. Waechter-Versaw.

Motion passed 4-0

Mr. Kremke asks Ms. Frost how we proceed with resolution. Mr. Sexton offered to draft a resolution for discussion.

J. Other Business-

Update from Attorney-  
Board Comments-nothing

K. Adjournment- 6:47 pm

Ms. Versaw made a motion to adjourn the meeting. Mr. Huyser seconded the motion

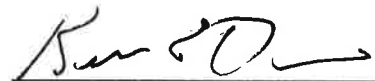
Motion approved 4-0

Next Meeting will be held on March 15, 2017

  
John Kremke, President

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Henry Huyser, Vice President

  
Ken Timm

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Amy Waechter-Versaw

  
William Sexton  
Tammie Sufana, Secretary