

LEBANON BOARD OF ZONING APPEALS MEETING
MONDAY, NOVEMBER 3, 2008

TO: ALL BOARD MEMBERS
FROM: RECORDING SECRETARY
SUBJECT: MINUTES TO MEETING

Chairman Robert Duff called the meeting to order. Rob Bevington was absent from the meeting. Minutes from the October meeting were approved.

The first item on the agenda was tabled agenda item from the October meeting is Corrina Rader requesting a Use Variance to operate a dog grooming and taxidermy business located at her home at 511 E. Walnut Street. This property is Zoned SF-3. At last month's meeting Ms. Rader did not notify six neighbors that were to be notified so the Use Variance was tabled until this meeting so proper notice could be given. Ms. Rader did provide the certified mail to the six neighbors and the proof of publication and remainder of notices were given at last month's meeting. Ms. Rader would like to operate a part time business for dog grooming and taxidermy at her residents. She has a detached building that will be used for the businesses. For the taxidermy business there are no toxic chemicals required, she would use non iodized salt, and a cream there is no formaldehyde used in the process. All excess flesh and insides of the animal would be thrown away in the trash. The State of Indiana requires a business license for taxidermy. Ms. Rader spoke to the neighbors no has expressed any concerns about either business. Derek Warren with the Lebanon Planning Department stated that the property is a fair size lot and there would be ample room for parking. The office has checked with the Boone County Health Department, IDEM, and EPA no agencies regulate taxidermy. The property is located in a residential neighborhood surrounded by residents there are no businesses that are visible. Signage would be another issue if Ms. Rader wanted signage on her property she would need to submit application for a sign permit and comply with the regulations. Ms. Rader stated that she would comply with the regulations. The dog grooming would be part time as well she would only do a few animals mostly on weekends. Customers would drop off and she would call when done so they can be picked up no animals would be kept overnight. Animals would be kept in crates inside the building when they were not being groomed. No storage of materials would be allowed to be stored outside. No comments from the audience. Bruce Pauley made a motion to approve both businesses at the above location. Jim McVey seconded the motion. Roll call vote was taken all members approved the motion. Motion carries.

The second item on the agenda was Superior Auto Inc. requesting a Use Variance to operate a used vehicle business located at 2437 N. Lebanon Street in a prohibited location of the Thoroughfare Overlay District. This property is Zoned PBC. Kent Frandsen was present for the meeting he was there with Richard Ford with Superior Auto and Larry Skeen owner of the property. Superior Auto has 41 businesses 26 of those are in Indiana. The applicant has a 16 month lease with Mr. Skeen. This property has always been operated as a used car lot, and out thoroughfares are the most logical locations for the business. The underlining zoning PBC does allow the use just not in the overlay districts. There will not be a repair shop at the property all major work including oil changes will be contracted out. They may do some muffler replacement or other minor improvements. The bays are used for washing vehicles. There is existing signage on the property that would be used just refaced. Derek Warren with the Planning Office stated that no inoperable vehicles were to be stored in the open and all vehicles should be displayed on asphalt not in the grass. If the applicant wanted to do scooter sales they would have to come back before the city to receive approval of this use. Hours of operation would be from 9-6 Monday to Friday and Saturday 9-1. No comments from the audience.

George Piper made a motion to approve the Use Variance. Jim McVey seconded the motion. Roll call vote was taken all members approved the motion. Motion carries.

Meeting Adjourned.

Submitted by Recording Secretary
Kristi Spencer

Chairman, Robert A. Duff

Secretary, Rob Bevington