

BOARD OF ZONING APPEALS MEETING
MONDAY, JANUARY 7, 2008

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

Chairman Robert Duff called the meeting to order. Minutes from the December meeting were approved. Eugene Souders has requested to not be reappointed to the board George Piper will take his place.

The first item on the agenda was Election of Officers. Current officers are Chairman- Robert Duff, Vice-Chairman- Eugene Souders, and Secretary- Lyle Hunter. Lyle Hunter made a motion to keep Robert Duff as Chairman. Rob Bevington seconded the motion. Motion carries. Rob Bevington made a motion to name George Piper as Vice Chairman. Jim McVey seconded the motion. Motion carries. Jim McVey made a motion to keep Lyle Hunter as Secretary. Rob Bevington seconded the motion. Motion carries.

The second item on the agenda was Dennis D'Amico requesting a Use Variance to operate a professional office for CPA services to be located at 403 N. Lebanon Street (the old Senior Services office). This property is Zoned MF-1. This comes with a favorable recommendation from the Plan Commission. Mr. D'Amico was present for the meeting. Mr. D'Amico stated that he currently has his business in Muncie and is looking to relocate to Lebanon. Mr. D'Amico will purchase the building, there are no major changes expected there are some cosmetic changes planned. There will be two full time employees. Most clients will be scheduled for appointments instead of walk-ins. There are about 4 total parking spaces available. Future plans will include looking into creating more parking spaces. Lyle Hunter made a motion to grant the Use Variance. Jim McVey seconded the motion. Motion granted.

The third item on the agenda was Gabriel Metals Inc. requesting a Use Variance to operate a retail metal-buying warehouse in an existing 5500 sq. ft. commercial building. This property is Zoned NB. This comes with a favorable recommendation from the Plan Commission. Matt McKinney owner of Gabriel Metals was present for the meeting. Mr. McKinney stated that he has operated his business out of 1016 W. Main Street for 6 months and is interested in purchasing the building to the east located at 1014 W. Main Street to expand the storage room for his business. Mr. McKinney did not anticipate that this would increase his business although the reason for purchasing the property is due to the increase in volume of the business and the need not to store anything outside. Mr. McKinney will bring an alley vacation petition to the Board of Works at the next meeting. Mr. McKinney wants to vacate the alley to insure the safety of his employees. Gene Rider is a neighboring property owner and is not in favor of closing the alley since it is the main access to his property directly behind Mr. McKinney. Mr. Riner stated that at times the alley is being blocked from customers or employees. Mr. Duff stated that Mr. McKinney needed to make sure the alley is clear and not being blocked. Jim McVey

made a motion grant the Use Variance. Lyle Hunter seconded the motion. Motion granted.

Meeting Adjourned.

Submitted by Recording Secretary
Kristi Spencer

Chairman, Robert Duff

Secretary, Lyle Hunter