

**AREA BOARD OF ZONING APPEALS  
ST. JOSEPH COUNTY, INDIANA**

**MINUTES**

Thursday, June 25, 2020  
1:30 p.m.

4th Floor, Council Chambers  
County-City Building, South Bend, IN

**MEMBERS PRESENT:**

John O'Brien  
Sidney Shafer  
Michael Urbanski  
Joe Velleman

**ALSO PRESENT:**

Shawn Klein  
Ryan D. Fellows  
Samantha Keultjes  
Brandie Ecker

**PUBLIC HEARINGS:**

- 1. The petition of LONN A & PATTI J REINHARDT seeking the following variance(s): 1) from the minimum required rear setback of 30' to 5' , property located at 14250 PIERCE RD, Madison Township. Zoned A: Agricultural District (County).**

*(Audio Position: 5:30)*

**PETITIONER**

LONN REINHARDT residing at 14250 Pierce Rd. Bremen, IN presented as the petitioner.

**IN FAVOR**

There was no one present to speak in favor of this petition.

**REMONSTRANCE**

There was no one present to speak in remonstrance of this petition.

After careful consideration, the following action was taken:

Upon a motion by Sidney Shafer, being seconded by Joe Velleman and unanimously carried, a petition by LONN A & PATTI J REINHARDT seeking the following variances: 1) from the minimum required rear setback of 30' to 5' was approved as presented, and will issue written Findings of Fact.

Sidney Shafer – Yes  
Michael Urbanski -Yes  
Joe Velleman - Yes  
John O'Brien - Yes

- 2. The petition of FRANK A & PATRICIA L VELLUCCI seeking the following variance(s): 1) from the required minimum lot area of 20 acres to 3.88 acres, property located at 69733 OAK RD, Liberty Township. Zoned A: Agricultural District (County). (Audio Position: 9:45)**

PETITIONER

MIKE DANCH, of Danch, Harner & Associates, Inc. with offices located at 1643 Commerce Drive, South Bend, IN presented on behalf of the petitioner.

IN FAVOR

There was no one present to speak in favor of this petition.

REMONSTRANCE

There was no one present to speak in remonstrance of this petition.

After careful consideration, the following action was taken:

Upon a motion by Joe Velleman, being seconded by John O'Brien and unanimously carried, a petition by FRANK A & PATRICIA L VELLUCCI seeking the following variances: 1) from the required minimum lot area of 20 acres to 3.88 acres was approved as presented, and will issue written Findings of Fact.

Sidney Shafer - Yes  
Michael Urbanski - Yes  
Joe Velleman - Yes  
John O'Brien - Yes

- 3. The petition of WARREN C & ANN M GANSER seeking the following variance(s): 1) from the minimum required front setback of 35' to 17' and 2) from the minimum required side setback of 8' to 2.5', property located at 11557 RIVERVIEW BLVD, Penn Township. Zoned R: Single Family District (County). (Audio Position: 12:15)**

PETITIONER

TERRY LANG of Lang, Feeney, & Associates, Inc. with offices located at 715 South Michigan St., South Bend, IN presented on behalf of the petitioner.

IN FAVOR

There was no one present to speak in favor of this petition.

REMONSTRANCE

There was no one present to speak in remonstrance of this petition.

After careful consideration, the following action was taken:

Upon a motion by Joe Velleman, being seconded by Sidney Shafer and unanimously carried, a petition by WARREN C & ANN M GANSER seeking the following variances: 1) from the minimum required front setback of 35' to 17' and 2) from the minimum required side setback of 8' to 2.5' was approved as presented, and will issue written Findings of Fact.

Sidney Shafer - Yes  
Michael Urbanski - Yes  
Joe Velleman - Yes  
John O'Brien - Yes

- 4. The petition of KERRY R AND ROSEMARIE KNAPE seeking the following variance(s): 1) from the required minimum 20 acres to 4.73 acres for proposed Lot 1 and 2) from the required minimum 20 acres to 4.73 acres for proposed Lot 2 , property located at 27340 STANTON RD and 27250 STANTON RD, Liberty Township. Zoned A: Agricultural District (County).** *(Audio Position: 15:40)*

PETITIONER

TERRY LANG of Lang, Feeney, & Associates, Inc. with offices located at 715 South Michigan St., South Bend, IN presented on behalf of the petitioner.

IN FAVOR

There was no one present to speak in favor of this petition.

REMONSTRANCE

There was no one present to speak in remonstrance of this petition.

After careful consideration, the following action was taken:

Upon a motion by Joe Velleman, being seconded by Sidney Shafer and unanimously carried, a petition by KERRY R AND ROSEMARIE KNAPE seeking the following variances: 1)

from the required minimum 20 acres to 4.73 acres for proposed Lot 1 and 2) from the required minimum 20 acres to 4.73 acres for proposed Lot 2 was approved as presented, and will issue written Findings of Fact.

Sidney Shafer - Yes  
Michael Urbanski -Yes  
Joe Velleman - Yes  
John O'Brien - Yes

- 4. The petition of TIMOTHY R & KRISTIE L THIELKA seeking the following variance(s): 1) from the minimum required front setback of 35' to 15' along the west lot line, property located at 11727 STROHM DR, Penn Township. Zoned R: Single Family District (County).** *(Audio Position: 19:00)*

PETITIONER

TIM THIELKA, residing at 11727 Strohm Dr. Mishawaka, IN presented as the petitioner.

IN FAVOR

There was no one present to speak in favor of this petition.

REMONSTRANCE

There was no one present to speak in remonstrance of this petition.

After careful consideration, the following action was taken:

Upon a motion by Joe Velleman, being seconded by Sidney Shafer and unanimously carried, a petition by TIMOTHY R & KRISTIE L THIELKA seeking the following variances: 1) from the minimum required front setback of 35' to 15' along the west lot line was approved as presented, and will issue written Findings of Fact.

Sidney Shafer - Yes  
Michael Urbanski -Yes  
Joe Velleman - Yes  
John O'Brien – Yes

- 5. The petition of KORN FAMILY FARM LLC seeking the following variance(s): 1) from the required minimum lot area of 20 acres to a lot area of 3.81 acres, property located at 27386 ALDEN RD, Warren Township. Zoned A: Agricultural District (County).** *(Audio Position: 23:25)*

PETITIONER

CHRIS MARBACH of Marbach-Palm, Inc., with offices located at 8888 US-20 New Carlisle, IN presented on behalf of the petitioner.

IN FAVOR

There was no one present to speak in favor of this petition.

REMONSTRANCE

There was no one present to speak in remonstrance of this petition.

After careful consideration, the following action was taken:

Upon a motion by Sidney Shafer, being seconded by Joe Velleman and unanimously carried, a petition by KORN FAMILY FARM LLC seeking the following variances: 1) from the required minimum lot area of 20 acres to 3.81 acres was approved as presented, and will issue written Findings of Fact.

Sidney Shafer - Yes  
Michael Urbanski -Yes  
Joe Velleman - Yes  
John O'Brien - Yes

- 6. The petition of CHAD M & ABIGAIL L ZAHNER seeking the following variance(s): 1) from the required minimum lot area of 20 acres to 5.19 acres , property located at 10251 PIERCE RD, Madison Township. Zoned A: Agricultural District (County).**

*(Audio Position: 28:00)*

PETITIONER

TERRY LANG of Lang, Feeney, & Associates, Inc. with offices located at 715 South Michigan St., South Bend, IN presented on behalf of the petitioner.

IN FAVOR

There was no one present to speak in favor of this petition.

REMONSTRANCE

There was no one present to speak in remonstrance of this petition.

After careful consideration, the following action was taken:

Upon a motion by Joe Velleman, being seconded by Sidney Shafer and unanimously carried, a petition by CHAD M & ABIGAIL L ZAHNER seeking the following variances: 1) from the required minimum lot area of 20 acres to 5.19 acres was approved as presented, and will issue written Findings of Fact.

Sidney Shafer - Yes

Michael Urbanski - Yes

Joe Velleman - Yes

John O'Brien - Yes

- 8. The petition of THE VILLAGE DEVELOPMENT LLC seeking the following variance(s): 1) from the required minimum front setback of 35' to 25' for proposed lots 1-4, 11-69, 74-78, 81, 84-87, 94-133, 137-166, and 168-230; ; 2) from the required minimum side setback of 8' to 6' for proposed lots 6-9, 14, 24-25, 40-43, 58, 60-73, 81, 89-90, 106-107, 135-136, 143, 145-161, 167-168, 172, 194-195, 230 and 3) from the required lot width of 100' to 0' for proposed lot 230, property located at 12001 CLEVELAND and 13030 ANDERSON RD, Harris Township. Zoned R: Single Family District (County). *(Audio Position: 30:40)***

#### PETITIONER

MIKE DANCH, of Danch, Harner & Associates, Inc. with offices located at 1643 Commerce Drive, South Bend, IN presented on behalf of the petitioner.

#### IN FAVOR

There was no one present to speak in favor of this petition.

#### REMONSTRANCE

There was no one present to speak in remonstrance of this petition.

After careful consideration, the following action was taken:

Upon a motion by Joe Velleman, being seconded by Sidney Shafer and unanimously carried, a petition by THE VILLAGE DEVELOPMENT LLC seeking the following variances: 1) from the required minimum front setback of 35' to 25' for proposed lots 1-4, 11-69, 74-78, 81, 84-87, 94-133, 137-166, and 168-230; ; 2) from the required minimum side setback of 8' to 6' for proposed lots 6-9, 14, 24-25, 40-43, 58, 60-73, 81, 89-90, 106-107, 135-136, 143,

145-161, 167-168, 172, 194-195, 230 and 3) from the required lot width of 100' to 0' for proposed lot 230 was approved as presented, and will issue written Findings of Fact.

Sidney Shafer - Yes  
Michael Urbanski - Yes  
Joe Velleman - Yes  
John O'Brien - Yes

ITEMS NOT REQUIRING A PUBLIC HEARING

1. Findings of Fact

A. Approval of the Findings of Fact from the March 11, 2020 ABZA meeting

*(Audio Position: 49:30)*

Upon a motion by Joe Velleman, being seconded by Sidney Shafer and unanimously carried, the Findings of Fact from the March 11, 2020 ABZA meeting were approved.

2. Minutes

A. Approval of the Minutes from the March 11, 2020 ABZA meeting

*(Audio Position: 50:40)*

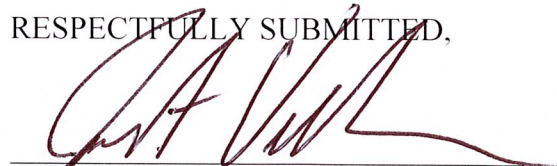
Upon a motion by Joe Velleman, being seconded by Sidney Shafer and unanimously carried, the Minutes from the March 11, 2020 ABZA meeting were approved.

3. Other Business

Mike Urbanski announced that he is stepping down as Chairman and would like to nominate Joe Velleman as Chairman. Mike Urbanski will still be a member of the board.

4. Adjournment at 2:31 p.m.

RESPECTFULLY SUBMITTED,



JOE VELLEMAN,  
CHAIRMAN OF THE BOARD

ATTEST:



RYAN D. FELLOWS,  
Interim Secretary of the Board