

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

MINUTES

Wednesday, September 9, 2020
1:30 p.m.

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

MEMBERS PRESENT:

Dan Caruso
John O'Brien
Sidney Shafer
Michael Urbanski
Joe Velleman

MEMBERS ABSENT:

Robert Hawley

ALSO PRESENT:

Abby Wiles
Ryan D. Fellows
Shawn Klein
Samantha Keultjes

PUBLIC HEARINGS:

- 1. The petition of JC Beall & Katrina Higgins seeking the following variance(s): 1) to allow an accessory structure without a primary structure, property located at 60010 MAYFLOWER RD and 60200 MAYFLOWER RD, Greene Township. Zoned R: Single Family District (County).** *(Audio Position: 4:00)*

PETITIONER

TERRY LANG of Lang, Feeney & Associates, Inc. with offices located at 715 S 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 Michael Urbanski, being seconded by John O'Brien and unanimously carried, a petition by JC Beall & Katrina Higgins seeking the following variances: 1) to allow an accessory structure without a primary structure was approved as presented, and will issue written Findings of Fact.

John O'Brien - Yes
Dan Caruso -Yes

Sidney Shafer - Yes
Joe Velleman - Yes

Michael Urbanski -Yes

- 2. The petition of CHRISTOPHER WAYNE & VICTORIA ANN SQUINT seeking the following variance(s): 1) from the required minimum rear setback of 40' to 27', property located at 10401 SUNSET LN, Penn Township. Zoned R: Single Family District (County).** *(Audio Position: 7:55)*

PETITIONER

CHRISTOPHER SQUINT, residing at 10401 Sunset Ln., Osceola, 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 Dan Caruso, being seconded by Michael Urbanski and unanimously carried, a petition by CHRISTOPHER WAYNE & VICTORIA ANN SQUINT seeking the following variances: 1) from the required minimum rear setback of 40' to 27' was approved as presented, and will issue written Findings of Fact.

John O'Brien - Yes

Sidney Shafer - Yes

Michael Urbanski -Yes

Dan Caruso -Yes

Joe Velleman - Yes

- 3. The petition of MICHAEL JR GROVES AND JENNIFER GUDEMAN seeking the following variance(s): 1) from the minimum required side setback of 8' to 5', property located at 56599 OAK RD, Portage Township. Zoned R: Single Family District (County).** *(Audio Position: 10:45)*

PETITIONER

MICHAEL GROVES, residing at 56599 Oak Rd., South Bend, 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 Michael Urbanski, being seconded by Sidney Shafer and unanimously carried, a petition by MICHAEL JR GROVES AND JENNIFER GUDEMAN seeking the following variances: 1) from the minimum required side setback of 8' to 5'. was approved as presented, and will issue written Findings of Fact.

John O'Brien - Yes

Sidney Shafer - Yes

Michael Urbanski -Yes

Dan Caruso -Yes

Joe Velleman - Yes

- 4. The petition of FRANK M BEIGELBECK JR seeking the following variance(s): 1) from the required minimum rear setback of 30' to 8' from the east property line and 2) from the required minimum front setback of 35' to 30.5' from the north property line, property located at 66000 PINE RD, Liberty Township. Zoned A: Agricultural District (County).**
(Audio Position: 13:25)

PETITIONER

FRANK BEIGELBECK SR, residing at 459 W Meadow Wood Dr., Valparaiso, 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 John O'Brien, being seconded by Michael Urbanski and unanimously carried, a petition by FRANK M BEIGELBECK JR seeking the following variances: 1) from the required minimum rear setback of 30' to 8' from the east property line and 2) from the required minimum front setback of 35' to 30.5' from the north property line was approved as presented, and will issue written Findings of Fact.

John O'Brien - Yes

Sidney Shafer - Yes

Michael Urbanski -Yes

Dan Caruso -Yes

Joe Velleman - Yes

5. **The petition of JEFFREY A & SALLY P ANGLEMYER seeking the following variance(s): 1) from the required minimum front setback of 35' to 20' from the west lot line, property located at 19475 EDINBURGH DR, Centre Township. Zoned R: Single Family District (County).** *(Audio Position: 17:30)*

PETITIONER

JEFF ANGLEMYER, residing at 19475 Edinburgh Dr., South Bend, IN presented as the petitioner.

IN FAVOR

There was no one present to speak in favor of this petition. There was one letter in support of the petition signed by four neighbors that was submitted prior to the meeting.

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 Dan Caruso, being seconded by Sidney Shafer and unanimously carried, a petition by JEFFREY A & SALLY P ANGLEMYER seeking the following variances: 1) from the required minimum front setback of 35' to 20' from the west lot line was approved as presented, and will issue written Findings of Fact.

John O'Brien - Yes
Dan Caruso -Yes

Sidney Shafer - Yes
Joe Velleman - Yes

Michael Urbanski -Yes

6. **The petition of MIRADOR AT 23 LLC seeking the following variance(s): 1) from the required front yard landscaping of 8 shade trees to 2 shade trees and 14 shrubs; 2) from the required Type 2 residential landscaping to existing landscaping and 3) from the required foundation landscaping to what is shown on the site plan, property located at 15604 STATE ROAD 23 HWY, Harris Township. Zoned B: Business District (County).** *(Audio Position: 23:40)*

PETITIONER

MIKE HUBER of Abonmarche, with offices located at 315 W Jefferson Blvd., South Bend, IN presented on behalf of the petitioner.

IN FAVOR

There were two people present to speak in favor of this petition. They were:

STEVE STOGDILL, residing at 15546 SR 23 Hwy., Granger, IN
DAVE CHERRONE, residing at 18355 Auten Rd., South Bend, IN

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 Michael Urbanski, being seconded by Sidney Shafer and unanimously carried, a petition by MIRADOR AT 23 LLC seeking the following variances: 1) from the required front yard landscaping of 8 shade trees to 2 shade trees and 14 shrubs; 2) from the required Type 2 residential landscaping to existing landscaping and 3) from the required foundation landscaping to what is shown on the site plan plus an additional 8 potted plants was approved as presented, and will issue written Findings of Fact.

John O'Brien - Yes
Dan Caruso -Yes

Sidney Shafer - Yes
Joe Velleman - Yes

Michael Urbanski -Yes

ITEMS NOT REQUIRING A PUBLIC HEARING

1. Findings of Fact

A. Approval of the Findings of Fact from the August 12, 2020 ABZA meeting.

(Audio Position: 40:00)

Upon a motion by Michael Urbanski, being seconded by Dan Caruso and unanimously carried, the Findings of Fact from the August 12, 2020 ABZA meeting were approved.

2. Minutes

A. Approval of the Minutes from the August 12, 2020 ABZA meeting.

(Audio Position: 40:20)

Upon a motion by Dan Caruso, being seconded by Michael Urbanski and unanimously carried, the Minutes from the August 12, 2020 ABZA meeting were approved.

3. Other Business

None at this time

4. Adjournment at 2:15 p.m.

RESPECTFULLY SUBMITTED,



JOE VELLEMAN,
Chairman of the Board

ATTEST:



ABBY WILES,
Secretary of the Board