

BOARD OF ZONING APPEALS
Wednesday, June 19, 2024
5:00 pm
Town Council Chambers

Members Present:

Katie Nixon
Jerry Hoffman
Mark Darrall

Members Absent:

Mark Tinch
Mike Freaney

Others Present:

Chase Bruton
Erin Hurley
Ed Conatser, Aul Bros.
Marty Dulworth, Outdoor Power Equip.

Mark Darrall called the meeting to order at 5:00 pm and led the Pledge of Allegiance. Katie Nixon and Jerry Hoffman were present. Mike Freaney and Mark Tinch were absent.

Katie Nixon moved to approve the minutes from the May 15, 2024 meeting. Second by Jerry Hoffman. All members present voted Aye.

Old Business

There was no old business.

New Business

Use Variance Petition – Aul Bros/Outdoor Power Equipment

Realtor Ed Conatser, representing Aul Bros. Tool and Die presented a petition for a Use Variance for the property located at 9609 W. Jackson Street, Muncie. They have entered into a purchase agreement with Christopher Derrickson dba Outdoor Power Equipment, Inc. The property is zoned LI (Limited Industrial).

Realtor Marty Dulworth, representing Outdoor Power Equipment, stated that his client has been in business since 2021 and has outgrown their current location. They provide small engine and equipment repair and also plan to sell some equipment at the location.

Because the new business is more commercial in nature, the town requested the matter be brought to the Board of Zoning Appeals for approval. This new business is a less intense use than the prior stamping operation located at the property. The operating hours are planned to be 6:00 am – 8:00 pm, but the work will be indoor and should not affect the neighboring residential homes.

Bibek Shrestha, 9701 W. Oak Hammock Drive, raised concern about the noise level from the business.

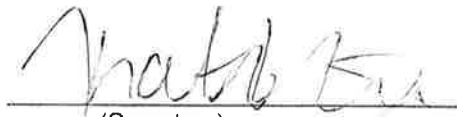
After discussion and consideration, Jerry Hoffman moved to approve the Use Variance. Katie Nixon seconded the motion. The Variance was approved 3-0.

There was no other public comment.

Meeting adjourned at 5:45 pm.



(President)



(Secretary)