

**MINUTES  
WHITLEY COUNTY BOARD OF ZONING APPEALS  
REGULAR MEETING  
January 23, 2024  
7:30 P.M.**

**Whitley County Government Center  
Meeting Room A/B**

<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>STAFF</b>
Kelley Sheiss	X		Nathan Bilger
Danny Wilkinson	X		Brent Bockelman
Doug Wright	X		
Joe Wolf	X		<b>LEGAL COUNSEL</b>
Jack Green	X		Elizabeth Deckard

**AUDIENCE MEMBERS**

The list of audience members, in-person and electronic, is attached to these minutes. The signed guest list is kept on record.

**CALL TO ORDER/ROLL CALL**

Mr. Wilkinson called the meeting to order at 7:30 p.m. Mr. Bockelman read the roll call; the members present and absent are listed above.

**ELECTION OF OFFICERS**

Mr. Wilkinson opened the floor for nominations for Chairman. Mr. Wright nominated Mr. Wilkinson. Ms. Sheiss moved to close the nominations. Seconded by Mr. Wright. Mr. Wilkinson asked for a vote. Mr. Wilkinson was elected Chairman by a vote of 4-0-1 with Mr. Wilkinson abstaining.

Mr. Wilkinson opened the floor for nominations for Vice Chairman. Mr. Green nominated Mr. Wolf for Vice Chairman. Seconded by Mr. Wright. Mr. Wilkinson asked for a vote. Mr. Wolf was elected Vice Chairman by a vote of 4-0-1 with Mr. Wolf abstaining.

**CONSIDERATION OF PREVIOUS MEETING MINUTES**

The minutes for the December 27, 2023, regular meeting were presented for review. Ms. Sheiss made a motion to approve the minutes as presented. Mr. Green seconded the motion. The motion passed by a vote of 5-0.

**ADMINISTRATION OF OATH**

Ms. Deckard provided the oath to the audience members wishing to speak.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

**24-W-SE-1**

Hannah and Brody Everts, owners of the property, are requesting special exception approval for a traffic generating home occupation. The proposed is a dog grooming business at the petitioner’s home at 7106 E Harrold Road, in Section 15 of Smith Township.

Mr. Bilger provided the staff report summary. He explained that the proposal was for the Everts to operate a dog grooming business at their home. He discussed the proposed hours of operation being 8:00 am to 4:00 pm, three to four days per week. There are no plans for additional employees and pickup and drop-offs would use the existing driveway. Aerial views were displayed to show the property and location. Review criteria and suggested conditions were discussed.

Mr. Wilkinson asked the petitioner to speak. Ms. Everts said that she wanted to start a dog grooming business at her house. She expressed that she would expect to have no more than 3 or 4 dogs per day. She stated that she has been grooming for multiple years.

Mr. Wilkinson asked if anyone else wished to speak for or against the case. Hearing none, he closed the public hearing and asked for further discussion.

Ms. Sheiss made a motion to approve 24-W-SE-1 with the following conditions.

1. The Special Exception is granted for the applicant and is non-transferable.
2. The Special Exception is granted as presented.
3. The area used for the business shall not exceed 20% of the habitable area of the residence.
4. Any signage will conform to the requirements of the code.
5. Operation will not extend beyond the business hours of 8:00 am to 4:00 pm., not more than four days per week.
6. There will be not more than one non-resident employee.
7. Any outdoor lighting be oriented and shielded to prevent light spillage and/or glare onto surrounding properties.

Mr. Wolf seconded the motion. 24-W-SE-1 was approved by a vote of 5-0.

**OTHER BUSINESS**

Mr. Bilger gave an update on the upcoming training session on January 29, 2024.

**ADJOURNMENT**

Having no other business, Mr. Wilkinson adjourned the meeting at 7:46 P.M.

**GUEST LIST**

1. Hannah Everts.....7106 E. Harrold Road
2. Brody Everts .....7106 E. Harrold Road
3. Ira Listenberger.....7084 E. Zolman Drive

- 4. Lisa Listenberger .....7084 E. Zolman Drive
- 5. Jeff Welch .....7082 E. Harrold Road
- 6. Lori Eifrid .....7074 E. Harrold Road
- 7. Rick Hamilton.....7124 E. Harrold Road

**GUEST LIST – ELECTRONIC**

There were no electronic attendees.