

**City of Batesville
Batesville Board of Zoning Appeals
Batesville Advisory Planning Commission
Memorial Building
March 5, 2015
7:00 PM**

Planning Members Present: Dave Raver, Darrick Cox, Pam Flodder, Deidre Laker
Absent: Richard Fledderman, Tony Gutzwiller, Beth Meyers

Zoning Members Present: Dave Raver, Ken Wanstrath, Luke Kaiser, Chris Fairchild
Absent: Tony Gutzwiller

City Clerk-Treasurer: Ron Weigel City Building Commissioner: Tim Macyauski

Chris Fairchild made a motion, seconded by Luke Kaiser, to approve the minutes from the previous meeting. All ayes so passed.

Ken Wanstrath made a motion, seconded by Luke Kaiser, to approve an application by Wood-Mizer Co. (lot 31 in Commerce Center) for a parking variance (151.34 (D)) to reduce the required number of parking spaces from 235 to 127.

A 4 factor variance from development standards of the zoning code was voted on;

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community; Vote: For: 4 Against: 0
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and Vote: For: 4 Against: 0
3. The strict application of the terms of the zoning code will result in practical difficulties in the use of the property. Vote: For: 4 Against: 0
4. There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same vicinity and district. Vote: For: 4 Against: 0

Variance Granted

The variance was granted because the current parking standards would have required significantly greater parking then they would need since they run a three shift operation. Since they currently are just moving their operations from New Point to Batesville, they have a very good handle on their parking needs. In addition, they have increased parking provisions in their layout in the event they need additional parking in the future. There is also no issue with on street parking being used in lieu of off street parking since this is on a dead end road with virtually no public traffic flow.

Luke Kaiser made a motion, seconded by Chris Fairchild to approve an application by Wood-Mizer (lot 31 in Commerce Center) for a screening variance. 151.19 (5).

A 4 factor variance from development standards of the zoning code was voted on;

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community; Vote: For: 4 Against: 0
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and Vote: For: 4 Against: 0
3. The strict application of the terms of the zoning code will result in practical difficulties in the use of the property. Vote: For: 3 Against: Ken Wanstrath
4. There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same vicinity and district. Vote: For: 4 Against: 0

Variance Granted

The variance was granted because there is currently nearly 600 feet of natural screening in the nature of a dense woods between the industrial property line and the first open clearing of the residential property. No concerns were expressed by the residential property owner. As a secondary consideration, there will be an easement provided for a possible water line in the future which could require that any planted screening be removed or relocated.

President Dave Raver read a letter from Civil & Environmental Consultants, Inc., Indianapolis, In, pertaining to detention pond revisions in the Batesville Industrial Park located on Merkel Road. A copy of the letter is attached to the minutes.

Ken Wanstrath made a motion, seconded by Darrick Cox, to adjourn. All ayes so passed.

Meeting adjourned at 7:33 PM.

Dave Raver, Pres.

Attest:

Ronald C. Weigel, Clerk-Treasurer



Civil & Environmental Consultants, Inc.

March 2, 2015

Mr. Tim Macyauski
Building Commissioner
City of Batesville
132 S. Main Street
Batesville, IN 47006

Dear Mr. Macyauski:

Subject: Batesville Industrial Park
Detention Pond Revisions
CEC Project 142-090

Enclosed are revised sheets for the Batesville Industrial Park project.

We have revised the depth of the detention pond's permanent pool from 8 feet to 5 feet. The depth of the permanent pool falls within IDEM guidelines of 3 feet to 8 feet. This change in the depth of the pond does not change the storm water storage volume or discharge rate from the pond. The pond will still provide the storm water storage function that was originally planned and therefore meets design criteria of the city drainage standards.

We have also deleted the rip-rap lining from the bank of the pond since, as you know, the pond will be constructed in phases. Because a large part of the rip rap lining would need to be removed to construct the next phase of the pond, it was determined that it is best not to install the rip rap during this phase of construction.

Please contact our office if you have any questions or comments.

Very truly yours,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Jeff Clayton, PE
Senior Project Manager

Attachment

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