



**CITY OF KNOX BOARD OF ZONING APPEALS
101 WEST WASHINGTON STREET
KNOX, INDIANA 46534
574-772-5445**

Meeting Minutes: June 18, 2018

Members Present: Greg Matt, , John Wilson, George Byer, Mike Skinner

Staff Present: Kenny Pfost

Staff Not Present: Martin Bedrock

The June 18, 2018 Board of Zoning Appeals meeting was called to order at 7:02 p.m. by President Greg Matt. The Pledge of Allegiance was conducted, and Roll Call was performed. Member Byer made a motion to approve the May 14, 2018 minutes. Member Skinner seconded the motion. Carried 4-0.

Public Hearing for Michael and Michelle Sullivan – 2860 S Lart Ln.: President Matt read the legal notice that was published in the local paper, and he opened the public hearing. No one was in the audience to speak against the variance request. Neighbor Joe Lopez was in the audience to speak in favor of the variance request. Michael Sullivan was present to explain that he would like to construct a pole barn on the property that exceeds the allowable 1000 square feet as per the residential zoning ordinance. The Board discussed the building plans with Michael Sullivan. President Matt clarified that the pole barn will be used for storage. Sullivan stated that it would be used for storage. Member Wilson stated that he had visited the property in question and saw no issue with the requested variance. Member Wilson asked if there are any plans to use the building for a business in the future, Sullivan stated that there are no such plans. President Matt closed the hearing. Member Wilson made a motion to grant the variance for the pole barn in excess of 1000 feet. Member Skinner seconded the motion. Carried 4-0.

Public Hearing for Hicks Holdings LLC at 0635 S 300 E. President Matt read the legal notice that was published in the local paper, and he opened the public hearing. The request is for a

Commercial Side Yard Setback. Hicks Holdings LLC wants to build new corporate office plus research lab that would adjoin the current JW Hicks South Campus. The property formerly known as Hewlett property.

Frank Mackovich and Jessica Mackovich were in attendance and opposed. They own the Clabaugh property which adjoins the Hewlett property. Their concerns include traffic and property values, infringement, visual.

Ron Gifford from the Starke County Economic Development Corporation spoke in favor of the Hicks proposal.

Jim Hicks and JR Hicks were in attendance from Hicks Holdings LLC. Jim Hicks presented the building plans for the South Campus property: the current buildings were reviewed, as well as the plans to build an additional manufacturing building and create roadways that exit onto Pacific Ave and not 300 E. Jim Hicks advised that he has created 100 foot setbacks with the existing buildings due to the presence of residential properties, despite the property being zoned light industrial. Member Wilson noted that the 100 foot setback requirement is a total number, meaning 100 feet in total on both sides of the property and not 100 feet on each side of the property. Jim Hicks explained that the request is to have a 25 foot green zone setback on the southeast corner of the property, where the new corporate office building would be constructed, instead of the 40 specified in the ordinance. Jim Hicks advised that the property had an egress out onto 300 E when it was a residential property and the company may wish to retain that access for passenger cars only accessing the new corporate building. President Matt asked if the Hicks facility in Merrillville would be vacated if the expansion in Knox goes through. Jim Hicks stated that the Merrillville facility is landlocked and unable to expand but did not state that the facility would be vacated.

President Matt closed the public hearing. Member Wilson reviewed the ordinance as it is presently written. Per the ordinance, and the property being addressed to 300 E, the setback requirement is for side yard. A total of 100 feet needs to be maintained. Putting the building where Hicks wants it, the needed variance is for 15 feet.

Member Wilson made a motion to grant the variance of 15 feet so that Hicks Holdings LLC can build the new corporate building within 25 feet of the property line. Member Skinner seconded the motion. Motion carried 4-0.

Other Business: There was no other business discussed.

Adjournment: Member Wilson made a motion for adjournment. Member Byer seconded the motion. Motion carried 4-0. Meeting adjourned.

Michael Skinner
Secretary