

Town of Pittsboro  
Board of Zoning Appeals  
BZA Minutes  
Monday June 19, 2023, at 6pm.

Members Present: Cathy Vandivier, Lisa Abbott, Larry Herring, Stan Shepherd and Rob Wilson  
Members absent: None.  
Staff: Jim Buddenbaum, Town Attorney; Breana Love, Secretary; Rachel Cardis, Town Planner

Petitioner: Amanda Kilby

Attendees: Jason Love, Town Manager; Steve Maple, Jack Swalley, Jay Thompson, Zach Kilby, Daryl Reynolds.

1. Larry Herring called the meeting to order
2. Larry lead us in the Pledge of Allegiance
3. Roll call- Cathy Vandivier, Lisa Abbott, Larry Herring, Rob Wilson, Stan Shepherd
4. Five of five members were present, so we have a quorum
5. Approval of minutes from 9/22/2021- Approval made by Larry, Stan Shepherd second. All ayes to follow (3-0.) Of note, Lisa and Rob were not members of the board at the time of the last meeting. Larry, Stan, and Cathy to sign approval.
6. Election of officers:
  - a. Larry asked for a nomination to serve as chairman: Stan nominated Larry as Chairman; Rob Wilson seconded. All ayes to follow (5-0), Larry Herring is Chairman.
  - b. Larry then asked a nomination for Vice-Chairman: Larry nominated Rob as Vice-Chairman, Stan seconded, all ayes to follow (5-0), motion approved for Rob as Vice-Chair.
7. New Business
  - a. Public Hearing: Amanda Kilby - Development Standards Variance
    - i. Guidelines for a public hearing.
      1. Everyone wishing to speak must sign in on the sheets in the entryway.
      2. When called to speak, please state your name and address for the record.
      3. Please be direct with your comments. You are welcome to say you agree with any previous speaker.
    - ii. The public hearing will now begin.
    - iii. Public notice was given on June 1st, 2023, in the Republican newspaper and sent to neighboring property owners on June 2<sup>nd</sup> 2023
    - iv. Purpose of the hearing
    - v. Staff introduction-Rachel Cardis- The petitioner requested to change to 11ft from the required 25ft front yard setback at 542 Poplar Drive, Pittsboro, IN, Zoning is R4- staff recommendation is approval with provisions due to gas line easement,
    - vi. Public comments: Daryl Reynolds is concerned about additional water drainage on his neighboring property.

vii. Staff concerns: Stan requesting drainage fix for neighboring properties.

Jason Love states the Marathon gas line goes through the back of their property, the pipe is currently within 6 inches and the garage will be demolished. Larry asked Steve Maple what he thought, Steve commented that he was in favor of the project.

viii. Close the public hearing.

ix. Board discussion- Already discussed.

x. Staff to address the concerns that have been raised (if any)

xi. Motion was made to approve subject to the conditions listed in the Staff report and with the downspouts to the new structure and existing house routed directly to the storm drain in the front yard, order to keep water off neighboring properties by Stan,.

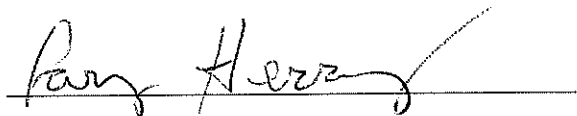
8. Other comments if any - None.

9. Rob made a motion to adjourn, Stan seconded. All ayes to follow (5-0.)

Next BZA meeting will be July 17, 2023, at 6pm.

The June 19<sup>th</sup>, 2023 meeting minutes approved at the July 17<sup>th</sup>, 2023 meeting

## BOARD OF ZONING APPEALS



Larry Herring

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Stan Shepard



Lisa Abbott



Rob Wilson

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Cathy Vandivier

6/19/23

Pittsboro

B. Z. A.

Meeting

NAME

Address

J Swalley

Amanda & Zach Kilby

Darryl Reynolds

JAY THOMPSON

542 Poplar Dr. Pittsboro

537 N. Main St Pittsboro

7722 DUAL CREEK