

Edinburgh Zoning Board of Appeals Minutes
 Wednesday, February 5, 2025
 6 p.m. Town Hall

Vice Chairman Keith Sells opened the meeting of the Edinburgh Zoning Board of Appeals with roll call. Members in attendance were Allison Detling, Bill Jones, and secretary Stephanie Taylor. Staff members present were Dustin Huddleston, Town Attorney, and Planning Director Julie Young. Members Ron Hamm and Greg Stinson were absent.

Bill Jones made the motion to accept the minutes of the January 8, 2025, meeting, as presented. Keith Sells seconded the motion, which carried.

Attorney Dustin Huddleston swore in those who wanted to speak.

Planning Director Julie Young presented **Case ZB 2025-01V Chuck Ridpath**, a request for a *Variance from Developmental Standards* from the Town of Edinburgh Zoning Ordinance Division 2, Section 156.037 and Division 11, Section 156.271, to allow for the construction of a thirty (30) by fifty-four (54) by sixteen (16) pole barn building on property commonly known as 6278 East Orchard Park Drive, Edinburgh, Indiana 46124. The property is located in the buffer zone. The property is located outside the corporate limits of the Town of Edinburgh, but it is within its two-mile territorial jurisdiction for the purpose of planning, zoning, and land uses. This property exists within the Highway Corridor Overlay District, and the Plan Commission will need to approve any development prior to a Buffer Approval letter being issued for a building permit.

Staff Report recommended approval of the petition subject to five conditions:

- this decision is only granted to the Petitioner, and Developmental Variance not transferable to any property owner(s) not directly associated with the Petitioner.
- this decision is null and void should the Petitioner fail to develop the subject parcel within two (2) years of the date of the Zoning Board of Appeals Findings of Fact.
- that the subject structure be compliant with Building Codes adopted by the State of Indiana, and all other requirements of the Edinburgh Zoning Ordinances.
- that the project comply with the standards of the Highway Corridor Overlay District or the petitioner seek a waiver from the Edinburgh Plan Commission; and
- that prior to commencement of any construction at the subject parcel, the Petitioner be issued a Buffer Approval letter from the Town of Edinburgh Planning Department and submit application for a Building Permit from the Johnson County Planning & Zoning Department as applicable.

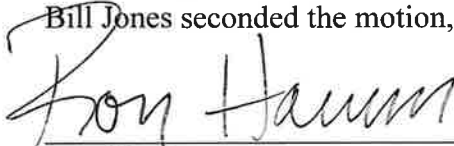
Petitioner Chuck Ridpath spoke and answered questions from Board members:

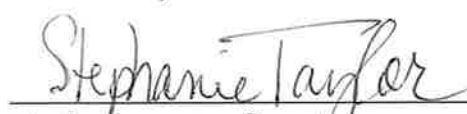
- this building will hold his boat and cars, and there will be space for a future travel trailer;
- he needs this building for security and storage so that things are not outside; it will be inside the privacy fence that is already there
- it will sit almost even with the present garage
- trees will need to be removed

No one spoke against the request.

Keith Sells made the motion that the requested variance be approved, subject to the five (5) conditions presented. Bill Jones seconded the motion, which carried.

There being no other business, Keith Sells made the motion to adjourn the meeting at 6:08 p.m. Bill Jones seconded the motion, which carried.


 Ron Hamm, Chair


 Stephanie Taylor, Secretary