

LOWELL BOARD OF ZONING APPEALS MEETING
AUGUST 9, 2012
6:00 PM

Chairman Schilling called the meeting to order at 6:00 PM. The Pledge of Allegiance was recited. Roll call was taken. Members answering the roll call were Sean Brady, Jim Konradi, Chad Evenhouse, David Schilling and Richard Kelley. Also present were Planning Consultant Jim Mandon, Building Official Tom Trulley and Recording Secretary Gena Knapp.

Approval of Minutes:

Mr. Kelley made a motion to approve the June 14, 2012 regular meeting minutes, seconded by Mr. Brady and carried by voice vote.

Old Business:

None.

New Business:

- Petitioner:** BZA #12-012, Indiana HCP, L.P. Lowell Healthcare, 255 Burnham St., Lowell, IN 46356
- Request:** variance from the provision of Special Exception, Section IV Paragraph 4.03 – Special Exceptions.
- Purpose:** to add on to the existing dining room at the Lowell Healthcare center.

Doug Homeyer, S&H Engineers and Surveyors representing the petitioner, explained that they would like to add 4900 square feet of dining room area to the North East corner of the Lowell Healthcare center. He stated there will be no other changes other than this and there is no additional site work that needs to be done. The amendment would be for the set backs from the property line and lot coverage. There will be no additional hiring of staff, just an addition for everyone to be able to spread out and enjoy their dinner. The structure will match the existing so that it will blend in.

Mr. Schilling asked if certified letters were sent out to all of the adjacent properties. Mr. Homeyer answered that they did send out all of the letters and the ad has been placed as well. Mr. Konradi explained that he had to abstain from voting due to the fact that he had submitted a bid as a sub-contractor for the project.

Jim Mandon read a letter from Joanne Corns at 272 Burnham Street stating she was concerned about parking in that area and the narrow roads for delivery trucks. Tom Trulley stated the addition does not affect the parking. Mr. Homeyer stated nothing would be changing except for the addition of the building. Mr. Mandon stated that the staff meeting that was held indicated that there would not be any rooms added or occupants added. The dining room is cramped and they do need more room for the wheel chairs. Mr. Mandon stated one of the issues they talked about at the staff meeting was storm water and how that would be affected. The property in that area drains South East in to the street. Right next to the garbage enclosure there is a set of catch basins and it is my understanding that the grating of that area will be directed towards the catch basin on the West side. Mr. Homeyer stated there would be an under drain around the building

addition that would direct storm water in to the ground and over to the catch basin. Mr. Schilling stated the finished floor looked like it was a foot below the sidewalk. Mr. Homeyer stated that was the reason there will be a drainage system with a catch basin at all four corners. Being that the facility is handicap, we were matching the existing floor throughout the rest of the building. Mr. Brady stated that the dining area does need to be expanded. I have been in there several times and it is congested in there.

Chairman Schilling opened the public hearing. There was no one present to speak for or against the petitioner. Chairman Schilling closed the public hearing.

Mr. Kelley motioned to approve the special exception, which was seconded by Mr. Brady and carried by voice vote.

Mr. Konradi stated that he would like to move the Board of Zoning Appeals meetings back to 6:30 PM, but if there is a heavy agenda to have the flexibility to move the meeting to 6:00 PM. Mr. Konradi made a motion to move the meeting time to 6:30 PM, which was seconded by Mr. Evenhouse and carried by voice vote.

Mr. Kelley motioned to adjourn the meeting at 6:15 PM, which was seconded by Mr. Brady and carried by voice vote.

David Schilling, Chairman

James Konradi, Secretary

Note: The above-proposed minutes are submitted for review and approval as the official minutes of the Board of Zoning Appeals. Gena Knapp – Recording Secretary