

**HENRY COUNTY PLANNING COMMISSION  
1201 RACE STREET, SUITE 214  
NEW CASTLE, INDIANA 47362**

*Darrin Jacobs  
Zoning Administrator*

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The Henry County Board of Zoning Appeals held a public hearing in the Old Circuit Courtroom of the Henry County Courthouse, 101 S. Main Street, New Castle, IN 47362 on Thursday, March 1, 2018 at 7:00 pm.

Board members present were: Larry Brayton, Carol Goodwin, Cathy Hamilton, and Dan Roach. Also present was Darrin Jacobs, Zoning Administrator. Board member Steve Hernly was absent.

**Previous Minutes**

The Board reviewed the minutes from the January 4, 2018 meeting. Larry Brayton moved to approve, Cathy Hamilton seconded, and the motion carried 4-0.

**Case C: 2313**

Jason and Kelly Mckeeman requesting a variance to allow the construction of a residence 10 feet from their northern side property line rather than the 20 feet required by Henry County Code.

Zoning Administrator Darrin Jacobs gave an overview to the Board about this application.

Chair Carol Goodwin asked if the applicant was prepared to present their case. Jason Mckeeman stepped to the podium to present his case.

Mr. Mckeeman stated that he and his wife wanted to build a new home on the parcel, but the size and topography of the land presented them some challenges. Mr. Mckeeman stated that there was only one place on the lot suitable for a septic system and that limited them to where they could place the house. Mr. Mckeeman stated that they had already downsized their original house plans in order to make things fit better on the lot, but he didn't think they could go any smaller. Mr. Mckeeman also stated that they have received approval from the County Health Department, the Home Owner's Association, and had spoken to the nearest neighbor who didn't have any objections.

Larry Brayton asked if the old septic system was still on the lot. Mr. Mckeeman stated that it was, but would be cleaned out and removed before the new one was put in.

Carol Goodwin asked if the old home was still on the parcel. Mr. Mckeeman stated that the house had been removed, but there is still a garage on the lot.

Carol Goodwin asked for any Comments in Support, there were none.

Carol Goodwin asked for any Comments in Opposition, there were none.

Carol Goodwin asked for any Comments from Government entities, there were none.

**The Findings of Fact were as follows:**

**Question A... 4 Yes 0 No**

**Question B... 4 Yes 0 No**

**Question C... 4 Yes 0 No**

**Question D... 4 Yes 0 No**

**Question E... 4 Yes 0 No**

**Variance approved**

**Old Business**

Gillman's Home Center

Zoning Administrator Darrin Jacobs gave a brief update about the letter and response he received in regards the Board's concerns about landscaping at Gillman's Home Center. Mr. Jacobs informed the Board the Ben Madison, the General Manager of the store, was present to address some of the concerns.

Chair Carol Goodwin asked Mr. Madison to approach the podium.

Mr. Madison stated that they are currently planning to build a new building that will accept most of the overstock that is currently sitting outside. Mr. Madison also stated that they have plans to move some of their stock that won't be going into the building to the rear of the property. Mr. Madison stated that they are also prepared to plant shrubs that are compliant with the landscaping code along State Road 3 and Commerce Drive.

The Board also addressed a few other concerns that they had. The issue of whether the parking lot needed internal landscaping and wheel stops by the County Code was raised. Also whether the propane tank that sits in the parking lot was properly protected. These issues were all to be researched and if they were required, but could not be complied with, additional variances would need to be sought.

Cathy Hamilton moved that a landscaping plan with compliant plantings indicated on the plan be submitted to the Zoning Administrator and if found in compliance with the code that Gillman's be allowed to proceed with the proposed landscaping. All other compliance issues such as the construction of a new building, outdoor storage, wheel stops, internal landscaping, and the propane tank are to be researched and the Board updated at their next meeting.

Larry Brayton seconded the motion. The motion passed 4-0

Larry Brayton moved to adjourn, Cathy Hamilton seconded, and the motion passed 4-0.

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Chair

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Secretary