

**MARTINSVILLE BOARD OF ZONING APPEALS
MEETING MINUTES
January 26, 2016**

Chairman Mike Kirsch called the meeting of the Martinsville Board of Zoning Appeals to order at 6:00 PM on Tuesday, January 26, 2016, in the Council Chambers of City Hall, Martinsville, IN.

ATTENDANCE

Those members present were:

Chairman Mike Kirsch; Vice-Chairman Mike Lanham; Julie Presley; Secretary Marilyn Siderewicz; Attorney Linda Chezem; and Brian Love.

MINUTES:

Mike Lanam made a motion to approve the minutes of the November 24, 2015, meeting. This motion was seconded by Mike Kirsch and passed unanimously.

ELECTION OF OFFICERS:

MOTION: Mike Lanam made a motion to elect the same officers as the previous year. Chairman Mike Kirsch; Vice-Chairman Mike Lanam. This motion was seconded by Marilyn Siderewicz and passed unanimously.

Mike Lanam made a motion to elect Marilyn Siderewicz to be Secretary for the year 2016. This motion was seconded by Julie Presley and passed unanimously.

Z-15-11-01. Flaherty & Collins c/o Dale S. Coffey, Boren, Oliver & Coffey, LLP, 59 N. Jefferson Street, Martinsville, IN 46151.

Requested a variance for developmental standards to allow for fewer parking spaces than is required by the current ordinance.

Board Attorney Linda Chezem reported that the required mailings were in order.

Attorney Dale Coffey made the presentation to the Board. Mr. Coffey stated that the original application did not clearly define the areas involved. Property affected is commonly known as Kivett Building, 110 N. Main Street, Martinsville, Kennedy Living Center, 265 West Harrison, Martinsville, and the old Jail, 110 West Washington, Martinsville. This would be a total of 38 residential living areas with only 40 parking spaces. At the November 24, 2015, Meeting, the petitioner had requested that this request should be tabled until the January 2016 meeting.

Mr. Coffey stated that he believed this would be adequate parking and that the community was in need of this type of housing.

Julie Collier, a development associate for Flaherty and Collins, said the average number of parking spaces needed in other similar developments is 0.53, less than one. She further said that residents will be told not to park on the street. The off-street parking is part of what the residents will be paying for.

Julie Collier gave an overview of their business. There are 450 employees and has been in operation since 1993. They own over 100 properties from Texas to Maryland. She provided plans of other developments.

The developers have been planning to use the Kivett Building along with the former Martinsville Sanitarium and the old Morgan County Jail to provide housing. The project's total cost is expected to be approximately \$6 million. Tax credits have been obtained for it.

To qualify to live in the housing, individuals must meet income requirements. The maximum amount a single person could earn per year would be approximately \$22,000.

City Engineer Ross Holloway said that senior housing does not use as much parking as is required. He stated that the city fully supports the project.

REMONSTRATORS:

Mike Kile, owner of property at 190 North Main Street, said he was concerned about how parking overflow will affect his area.

Art Brill urged the Board for approval.

Casey Johnson, Rediscover Martinsville, said this was a huge investment for the city and was in favor of approval.

Ron Stanhouse, downtown property owner, sent a letter which Daniel Moriarity read. This letter stated that he was in favor of the variance.

Daniel Moriarity – in favor of the variance.

James Jones said he was concerned about how it would affect him and other residents who use on-street parking.

Frances Egan, owner of a salon near the Kivett Building said there has been an ongoing parking problem for her customers.

Larry Eytcheson owns two downtown businesses and felt that off-street parking is ample.

Russell Ray, resident, was concerned about parking.

David Trout, Councilman, owner of downtown building, stated that he had originally opposed the variance request but changed his mind after hearing the Flaherty presentations. He felt this would bring more business to the downtown area.

Jackie Blackwell, 96 N. Main Street, totally in favor of the request.

Michele Moore, Superintendent of MSD, approves. This would help the community financially.

Joanne Stuttgen, president of the Morgan County Historic Preservation Society, said the society is donating the two buildings it owns to Flaherty and Collins. In return it will give the society \$35,000 that will be distributed to other historic preservation projects.

Cecelia Krefft. She stated that no data was presented and asked that the Board not make a decision at this time.

Kent Richardson, 109 E. Washington, 30-year apartment owner, had 20 units with 22 parking spaces.

John Badger approves of variance.

After a discussion, it was decided that the parking could be worked out with various suggestions and ideas.

FINDINGS OF FACT: This was distributed by Attorney Dale Coffey and read to the Board.

MOTION: Mike Lanam made a motion to approve the variance from developmental standards to allow for fewer parking spaces than is required by the current ordinance. (Sec. 3.3, P table AB.) The motion was seconded by Julie Presley and passed unanimously.

OTHER BUSINESS: Board Attorney Linda Chezem turned in a letter of resignation to the Board Chairman Mike Kirsch. Another attorney will be appointed at the next meeting on February 23, 2016.

Julie Presley and Ann Marvel were named as two new members to replace Wilma Cox and John Daily.

NEXT SCHEDULED MEETING: The next regularly scheduled meeting of the Martinsville Board of Zoning Appeals will be Tuesday, February 23, 2016, at 6:00 PM.

ADJOURNMENT: There being no further business, the meeting adjourned.

Mike Kirsch, Chairman

Marilyn Siderewicz, Secretary

Ann Marvel (ABSENT)

Mike Lanam, Vice Chairman

Julie Presley

Linda Chezem, Attorney

Brian Love