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The Board of Zoning Appeals (BZA) met in the Council Chambers at 5:30 p.m. Members present: Klapper, Throckmorton, Hoffmann, and Huskey. Kappas arrived after roll call.

APPROVAL OF MINUTES: November and December 2018

****Throckmorton moved to approve the November 15, 2018 minutes. Huskey seconded. Motion carried by voice vote (Hoffmann abstained).**

****Throckmorton moved to approve the December 20, 2018 minutes. Huskey seconded. Motion carried by voice vote (Hoffmann abstained).**

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Greulich: Nothing from Staff.

Barre Klapper welcomed Joe Hoffmann back to the BZA board for another term.

2019 ELECTION OF OFFICERS:

****Hoffmann moved to elect Barre Klapper as President. Huskey seconded. Motion carried by voice vote.**

****Hoffmann moved to elect Jo Throckmorton as Vice President. Huskey seconded. Motion carried by voice vote.**

PETITION CONTINUED:

V-01-19 **Malcolm Dalglish**
1111 E. Wylie St.
Request: Variance from side yard setback standards to allow for the constructions of an attached carport. Also requested is a variance from architectural standards to allow for a polycarbonate roof.
Case Manager: Eric Greulich

PETITION WITHDRAWN:

UV/V-42-18 **James and Diana Goodman**
712 W. 10th St.
Request: Use variance to allow the expansion of a vehicle repair use in the Commercial General (CG) zoning district and a variance from sidewalk requirements.
Case Manager: Eric Greulich

PETITION:

UV-45-18 **Donna Lafferty (Spaah)**

502 W. 2nd St.

Request: Use Variance to allow a health spa in the Medical (MD) zoning district.

Case Manager: Eric Greulich

Eric Greulich presented the staff report. The petitioner is requesting a Use Variance to allow a health spa in the Medical (MD) zoning district. The owner would like to move her existing business from Walnut Street to this building; the parking lot is located in the back of the building. This building was constructed approximately 10-12 years ago. The petitioner would provide the following services at this location: massage therapy, manicures and pedicures. Manicures and pedicures are not considered allowed uses in this zoning district. To that end, a Use Variance is being requested to allow a 'health spa' which allows all three of the proposed uses within the Medical (MD) zoning district. The Plan Commission voted 8-0 to forward a positive recommendation to the BZA. The Plan Commission found that the proposed use does not substantially interfere with the goals of the Comprehensive Plan. Greulich noted the Prospect Hill Neighborhood Association also found the use to be appropriate and not detrimental to the neighborhood. Staff recommends approval of this petition based on the written findings outlined in the staff report with no conditions.

Donna Lafferty spoke on behalf of her petition. Spaah has been operating in Bloomington for 24 years; she currently employs 22 people. The employees are a mix of part-time and full-time staff. Massage therapy is the strongest line of business for Spaah. The proposed building will serve as a great location for the business with more than adequate parking. Two neighbors spoke in favor of their petition being located within the Prospect Hill Neighborhood.

~Let the record reflect that Nick Kappas joined the Board for the remainder of the meeting.

The following members of the public spoke in favor of this petition: Anwann Byder, and Jessica Griffin (President of Prospect Hill NH Association).

****Throckmorton moved to approve UV-45-18 based on the written findings outlined in the staff report with no conditions. Hoffmann seconded. Motion carried by voice vote 5:0—Approved.**

Meeting adjourned.