



**CITY OF KNOX BOARD OF ZONING APPEALS
101 WEST WASHINGTON STREET
KNOX, INDIANA 46534
574-772-5445**

Meeting Minutes: November 16, 2020

Meeting Location: Nancy J Dembowski Community Center

Members Present: John Wilson, Mike Skinner, Darlene Dulin, Jeff Houston

Members Not Present: None

Staff Present: Kenny Pfof, Todd Wallsmith

Staff Not Present: None

Members of public present: John Didonna, Francine Didonna, Christos Hatseras

The November 16, 2020 Board of Zoning Appeals meeting, held at the Nancy J Dembowski Community Center and with COVID-19 restrictions in place (masks required), was called to order at 7:00 p.m. by President John Wilson. The Pledge of Allegiance was conducted, and Roll Call was performed.

President Wilson asked for approval of the October 19, 2020 minutes. Member Houston made a motion to approve the October 19, 2020 minutes without changes. Member Dulin seconded the motion. Carried 4-0.

NEW BUSINESS

President Wilson opened the public hearing for the variance request at 7:05pm. Administrator Pfof read the notice: "Notice is hereby given that there will be a public hearing at the Knox Community Center on Monday, November 16, 2020, at 7pm (Central Time) located at 55 E Lake St, Knox, Starke County, Indiana. The purpose of the hearing is

for a variance request to allow farm animals in an area zoned as Residential, located at: Part North ½ Northwest, Section 35, Township 33, Range 2 (10.333 acres), commonly known as 4193 East 216 South, Knox, Starke County, Indiana. The property is owned by Robert and Ruth Sims. Kenny Pfost/City of Knox Board of Zoning Appeals Administrator.”

**Original audio recording of the meeting was lost, written record of decision remains and is as follows:

Per Francine Didonna, the animals to be kept at the property are as follows: four horses, four mini-donkeys, two goats, an alpaca, and dogs (number wasn't specified).

Wilson closed the public hearing at 7:08pm and asked for comments from the board.

Wilson asked for a motion. The motion was made by Houston, second by Dulin. Passed 4-0 with the stipulation that there is to be a maximum of twelve non-household pets on the property.

President Wilson opened the public hearing for the special use permit request at 7:30pm. Administrator Pfost read the notice: “Notice is hereby given that there will be a public hearing at the Knox Community Center on Monday, November 16, 2020, at 7pm (Central Time) located at 55 E Lake St, Knox, Starke County, Indiana. The purpose of the hearing is for a special use request to allow the property to be used for storage, sales and service of collectible vehicles in an area zoned as General Commercial, located at: Prettymans Part Lot 2 & 3 & Part North Side Lot 6 Block 1, commonly known as 6 South Heaton Street, Knox, Starke County, Indiana. The property is owned by the Starke County Economic Development Foundation. Kenny Pfost/City of Knox Board of Zoning Appeals Administrator.”

**Original audio recording of the meeting was lost, written record of decision remains and is as follows:

Christos Hatseras of CJH Investments made his presentation to the board explaining his business plan.

Wilson closed the public hearing at 7:37pm and asked for comments from the board.

Wilson asked for a motion. The motion was made by Houston, second by Dulin. Passed 4-0 granting the special use permit.

OLD BUSINESS

President Wilson restated that his term was up at the end of 2020, and he would not be rejoining the board, so on the chance there would be no meeting in December 2020, Wilson bid the board farewell.

Member Skinner made a motion to adjourn at 7:55pm. Dulin second. Carried 4-0.

Michael Skinner
Secretary