

**TOWN OF SANTA CLAUS
BOARD OF ZONING APPEALS MEETING
March 15, 2021**

PRESENT:

Board members present: Bob Grundhoefer, Matt Taylor, and Lynn Winkler.

ABSENT:

Board Members absent: Breck Vinson and Eric Snow

Also present: Kevin Patmore, Town Attorney
Todd Hays, Building Inspector and Zoning Administrator
Members of public.

Matt Taylor, the Chairperson, called the meeting to order at 6:00 p.m. on Monday, March 15, 2021 at the Santa Claus Town Hall. This meeting was a public meeting.

The minutes of the meeting of January 18, 2021 were read. Bob Grundhoefer made a motion to accept the minutes without correction. The motion was seconded by Lynn Winkler and the motion carried 3 to 0.

OLD BUSINESS : None

NEW BUSINESS :

Holiday World Requests Variance to Build Structure in Their Parking Lot

Holiday World Amusement Park, represented by Andrew Bolen, requests a variance to build a tent-like, but solid, structure in their parking lot on the north side of Highway 62 near the old post office (now owned and used by Holiday World). Paragraph 11.04.047(4)L of the Zoning Ordinances requires a minimum setback abutting freeway and Arterials to be 100 feet. Holiday World's preferred location would be one in which the nearest part of the structure closest to the roadway would be 45 feet from the paved portion of the road and six feet north of their fence/property line.

The Board looked at all the diagrams and pictures of the structure and discussed the area's elevation. One of the Members was, at first, concerned that the structure would block the view from old post office parking lot exit, causing a safety issue. However, on further examination, it appeared that the structure would be much further from the roadway than it appeared in the picture.

It was stated that all surrounding property is owned by Holiday World. There were no objections from the public.

The public hearing was closed.

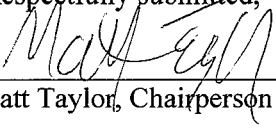
Kevin Patmore reiterated the 3 standards that must be met before granting a variance:

1. The approval of the variance will not be injurious to the public health, safety, morals or general welfare of the community.
2. The use and value of the property in the immediate area to the property on which the variance is requested will not be affected in a substantially adverse manner.
3. The granting of the variance will not result in practical difficulties in the interest of the property for which the variance is requested.

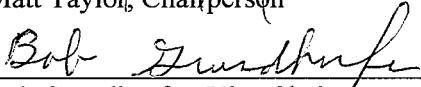
Bob Grundhoefer made a motion to accept the variance request at the location approximately 45 feet from the paved portion of highway 162; Lynn Winkler seconded and the motion passed 3 to 0.

There was no other business. Matt Taylor made a motion to adjourn. Bob Grundhoefer seconded the motion, and the motion carried by a vote of 3 to 0. Matt Taylor adjourned the meeting at 6:120 pm.

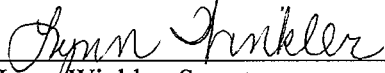
Respectfully submitted, Lynn Winkler, Secretary



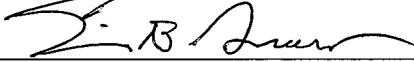
Matt Taylor, Chairperson



Bob Grundhoefer, Vice Chairperson



Lynn Winkler, Secretary



Eric Snow, Member

Breck Vinson, Member