

## **Board of Zoning Appeals**

**May 22, 2025**

The regular meeting of the Board of Zoning Appeals was held on Thursday May 22, 2025, at 7:00 PM at the Connersville City Hall Council Room.

Video begins at 23.05

1. **Meeting Opening:** Beginning at 7:00 PM, Deron Price called the meeting to order. The Meeting was opened with the Pledge of Allegiance to the Flag by all in attendance.
2. Deron asked Bev Rude to take attendance. Those present at the meeting were Deron Price, Jeff Fisher, Richie Stevens, Bill MacDaniel Geoff Wessling and Bev Rude. Those absent from the meeting were Bill Free.
3. **Minutes:** Minutes were presented from the April 24, 2025 meeting. Motion to accept Jeff Fisher, seconded by Richie Stevens. All approved
4. **Public Hearing: #1 Parcel #21-05-24-504-526-000-003**, Maplewood Pt Lot #7, Block # 43 .285 acres 1841 Grand Ave. Connersville City Township – Section 24 Township 14N Range 12E Petitioner: Matt Parsley, Owner: Chris's Church of Connersville, Zoning Classification: (R1) Single Famy Residential

Petitioner is requesting a dimensional variance petition relief from the lot size requirements for a proposed split of 1841 Grand Ave. The petitioner is requesting that the single lot of 12,196.8 square feet into two parcels consisting of 5,793 square feet and 6577.56 sq feet in order to separately sell the church building and the parsonage

Matt got up and explained that they were building a new church and wanted to sell this one which will be the old one and parsonage. They had Jerry Gobin survey them separately. Bill spoke up and said that his staff report said this is consistent with most of parcels in that area. It will be easier to sell if separated. Jeff Fisher asked if the church was being used as a church and Matt said they are the ones constructing the building out on 5<sup>th</sup> street. Deron asked if there were any questions to which no one asked.

Motion by Jeff Fisher to approve, 2<sup>nd</sup> by Richie Stevens. All approved

**Public Hearing: #2 Parcel #21-05-24-421-013.000-003**, Conwells 4<sup>th</sup> pt. Lot #3 Block #2 1123 Fayette Street, Connersville city township Section 24 Township 14N, Range 12 E, Petitioner Joseph Schoenfeld, Owner Brian Wilson, Zoning classification: (R1) Single Family Residential

Petitioner is requesting a Home Bases Business to operate a pet grooming business in a 560 sq ft accessory building on an appointment only basis.

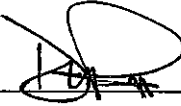
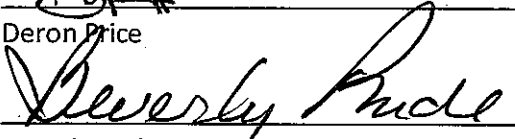
Joseph explained that they would run by appointment only but he had not decided on the days open and hours yet. Deron & Jeff Fisher asked how they were going to hook up to the city sewer and Bill explained to them how it would work.

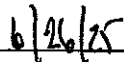
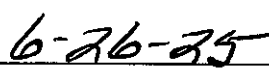
Jeff Fisher made the motion that they approve, Richie 2<sup>nd</sup>, all approved.

7. **Director's report:** No questions. Motion made to approve Jeff Fisher, 2<sup>nd</sup> by Richie Stevens. All approved.

8. Motion to adjourn: Motion by Jeff Fisher, 2<sup>nd</sup> by Richie Stevens. All approved.

Video stops at 37.30

  
\_\_\_\_\_  
Deron Price  
  
\_\_\_\_\_  
Beverly Rude, Secretary

  
\_\_\_\_\_  
Date  
  
\_\_\_\_\_  
Date

Refer to the video recording of this meeting for word for word of the meetings available from TV3.