

**ANDERSON TOWNSHIP BOARD OF ZONING APPEALS**  
**January 4, 2024**

The Anderson Township Board of Zoning Appeals held a regular meeting, duly called, on January 4, 2024, at 5:30 p.m. at the Anderson Center. Present were the following members:

**Paul Sian, John Halpin, Paul Sheckels, Scott Lawrence, and Jeff Nye**

Also, present when the meeting was called to order Chris Cavallaro, Planner I, and Stephen Springsteen, Planner I. A list of citizens in attendance is attached.

Staff and members of the public were asked to raise their right hand and swear or affirm to the following oath as read by Mr. Sian: Do you swear or affirm, to tell the truth, the whole truth and nothing but the truth, so help you, God?

Staff and those testifying replied "yes" to the oath issued by Mr. Sian.

**Approval of Agenda**

Mr. Springsteen noted that the agenda the Board received in their packet had been amended to journalize Case 1-2024 BZA the following month. The revised Agenda for January 4, 2024 was approved by the Board with unanimous consent.

**Approval of Minutes**

Mr. Sian moved, Mr. Halpin seconded to approve the minutes for the December 7, 2023 Board of Zoning Appeals meeting.

Vote: 4 Yeas, Mr. Nye Abstained

**Consideration of Case 1-2024 BZA**

Mr. Cavallaro gave a summary of the staff report for Case 1-2024 BZA.

Mr. Sheckles asked why the applicant had taken so long to come before the Board given that Mr. Duggan was notified over 2 years ago that his property was in violation. Mr. Springsteen noted that he believed Mr. Duggan's personal health played a role in not being able to come before the Board.

Mr. Nye asked if staff was satisfied with the authenticity of the submitted easement. Mr. Springsteen stated that the easement was reviewed by the department's legal counsel and it was found to be sufficient.

Mr. Duggan, property owner, 6905 Paddison Rd. stated that he had no additional comments and was satisfied with what was stated by staff.

Mr. Nye moved to close the public hearing. Mr. Halpin seconded the motion.

The public hearing was closed at 5:43 PM.

**Deliberation of Case 1-2024 BZA**

The Board discussed multiple variance requests for an above ground pool located in the front and side yards, a deck located in the side yard with a 0' setback, and a 6-ft tall privacy fence in the front and side yards, per Article 5.2, A, 7 and Article 5.2, A, 9 of the Anderson Township Zoning Resolution, located at the premises of 6905 Paddison Rd.

**Mr. Sheckels** motioned to grant a set of variance requests for an above ground pool located in the front and side yards, a deck located in the side yard with a 0' setback, and a 6-ft tall privacy fence in the front and side yards, located at the premises of 6905 Paddison Rd., per Article 5.2, A, 7 and Article 5.2, A, 9 of the Anderson Township Zoning Resolution, with two additional conditions. **Mr. Nye** seconded.

Vote: 5 Yeas

#### Election of Officers

**Mr. Nye** nominated **Mr. Sian** to be Chair for the Board of Zoning Appeals for 2024. **Mr. Sheckles** seconded.

**Mr. Sheckles** nominated **Mr. Lawrence** to be Vice Chair for the Board of Zoning Appeals for 2024. **Mr. Nye** seconded.

**Mr. Nye** nominated **Mr. Sheckles** to be Secretary for the Board of Zoning Appeals for 2024. **Mr. Halpin** seconded.

**A straw vote was taken for all three nominations.**

Vote: 5 Yeas

#### Discussion Items

**Mr. Cavallaro** discussed potential BZA training dates prior to the February meeting and the Board agreed upon January 25, 2024. Staff will schedule the training with legal counsel.

**Mr. Sian** moved to adjourn, with unanimous consent and with no objections from the Board.

The next meeting is scheduled for Thursday, February 1, 2024, at 5:30 p.m. at the Anderson Center.

The meeting was adjourned at **5:53 pm**.

Respectfully submitted,



Paul Sian, Chair

