

ANDERSON TOWNSHIP BOARD OF ZONING APPEALS

OCTOBER 2, 2025

The Anderson Township Board of Zoning Appeals held a regular meeting, duly called, on October 2, 2025, at 5:30 p.m. at the Anderson Center. Present were the following members:

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

Also, present when the meeting was called to order, Eli Davies, Planner I, Stephen Springsteen, Planner I, and Gary Powell, Legal Counsel. 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. Lawrence**: 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. Lawrence**.

Approval of Agenda

Mr. Davies stated that Case 23-2025 BZA was going to be heard first, while Case 14-2025 BZA was to be heard second.

Mr. Nye moved, **Mr. Sheckels** seconded to approve the amended Agenda for October 2, 2025, which was approved by the Board with unanimous consent.

Approval of Minutes

Mr. Nye moved, **Mr. Sheckels** seconded to approve the minutes for the September 4, 2025, Board of Zoning Appeals meeting.

Vote: 4 Yeas

Consideration of Case 23-2025 BZA

Mr. Davies gave a summary of the staff report for Case 23-2025 BZA.

Ms. Susan L. Zimmerlee, 5709 Chestnut Ridge Dr, property owner, stated they worked closely with the Chestnut Ridge subdivision to ensure that the neighborhood.

Mr. Halpin asked Ms. Zimmerlee if they collected cars, Ms. Zimmerlee stated they had two daughters getting ready to drive and they have limited parking opportunities that are near to the house due to the panhandle lot. This would provide parking close to the residence as opposed to parking on the street which is over 500 feet away.

Mr. Brent Biel, 6004 English Hill Rd, Cedar Grove, Indiana 47016, stated he was the contractor, and he was happy to answer any questions regarding the project. No questions were asked.

Mr. Nye moved to close the public hearing. **Mr. Sheckels** seconded the motion.

The public hearing was closed at 5:46pm.

Deliberation of Case 23-2025 BZA

The Board discussed a variance request for an accessory structure, size 28' x 38', located in the side yard, where accessory structures are required to be in the rear yard per Article 5.2, A, 7 of the Anderson Township Zoning Resolution.

Mr. Sian motioned to approve a variance request for an accessory structure, size 28' x 38', located in the side yard, where accessory structures are required to be in the rear yard per Article 5.2, A, 7 of the Anderson Township Zoning Resolution with 2 conditions. **Mr. Sheckels** seconded.

Vote: 4 Yeas

Continuation of Case 14-2025 BZA

Mr. Sheckels stated he was an adjoining property owner and recused himself from the case.

Michael J. Friedmann, RKPT, on behalf of Anderson Land Holding's LLC, property owner, stated that the property owner is looking to create a more permanent solution to the existing canopies on the property. Instead of continuing their appeal of the zoning violation letter the property owners received, the property owners are working to find a permanent structure that would take the place of the canopies. The owners have received estimates and have been working with staff and Gary Powell on setting up a meeting prior to submitting to the Zoning Commission. They are requesting to continue this case for another month as they continue to work toward a solution.

Mr. Powell stated he has had many conversations with Mr. Friedmann and with Paul Drury. He continued that Paul has had reservations over postponing the hearing due to a lack of follow-through on previous promises from the property owners and he has pressure from the Zoning Commission who are unhappy that the property owner continues to defy conditions in the resolution from the PUD that they passed. Mr. Powell said that despite that, both sides want to get this resolved. Since the previous meeting, the property owners have evaluated multiple ways to resolve this problem, however, they are working to get estimates to proceed with a more permanent structure. He stated that he believes it best serves everyone to continue this case to November and have an update from the property owner on what concrete steps have been made.

Mr. Nye confirmed that neither staff nor legal counsel had a mandatory deadline they wanted, staff and Mr. Powell confirmed that to be accurate.

Mr. Nye moved to continue the public hearing to November 6, 2025, **Mr. Halpin** seconded.

Vote: 3 Yeas

Decision and Journalization of Case 23-2025 BZA

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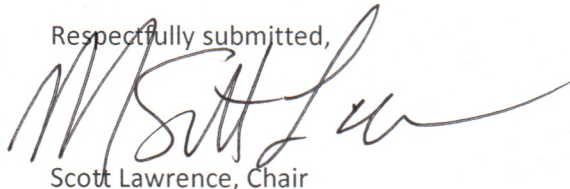
Mr. Nye motioned to approve a variance request for an accessory structure, size 28' x 38', located in the side yard, where accessory structures are required to be in the rear yard per Article 5.2, A, 7 of the Anderson Township Zoning Resolution with 2 conditions. **Mr. Scheckels** seconded.

Vote: 4 Yeas

The next meeting is scheduled for Thursday, November 6, 2025, at 5:30 p.m. at the Anderson Center.

The meeting was adjourned at **5:59pm**

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Scott Lawrence', written in a cursive style.

Scott Lawrence, Chair

PLEASE PRINT - THANK YOU

ADDRESS:

312 ELM ST., LIN OH 45202

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