

# Board of Zoning Appeals - Special Meeting

MEETING DATE: January 3, 2023

TIME: 7:00 p.m.

LOCATION: Pendleton Town Hall

100 W. State Street Pendleton, Indiana

## **ORDER OF BUSINESS**

### **I. CALL TO ORDER**

Meeting was called to order by President Kyle Eichhorn at 7:00 p.m.

### **II. ROLL CALL AND DETERMINATION OF QUORUM**

Board members attending in person were Kyle Eichhorn, Jerry Burmeister, Jenny Sisson, James King. A quorum was established. Individuals representing the Town in person was Planning Director Hannahrose Urbanski, and Town Attorney Jeff Graham via Zoom. Also attending in person: Steve Bucci and Marissa Skaggs.

### **III. OLD BUSINESS**

#### **A. Condemnation hearing for 116-120 W State St – Steve Bucci**

- Hannahrose Urbanski reported Steve Bucci requested the special meeting to lift the condemnation order on the buildings in question. At the request of Bucci, Fritz Herget of Arsee Engineers completed the structural assessment and provided a detailed report to Bucci and the Town. Herget reported 120 W State Street has been remediated structurally except for a few minor details and gave Bucci a detailed sheet on how to install said details. Brett Mabrey inspected and approved additional minor installs. Chief Nodine and Brett Mabrey reported to Bucci what was necessary for meeting Fire Code. Bucci installed necessary Fire Code remediations; confirmed by Mabrey. (Details / photos on Google Drive)
- Urbanski provided the staff analysis to amend the condemnation order to allow for occupancy in 120 W State Street only, based on the necessary structural / fire code requirements that have been completed.
- Kyle Eichhorn entertained questions /comments from the Board. There were none. Eichhorn invited Bucci to provide input. Bucci thanked the Board for scheduling the Special Meeting to review lifting the condemnation. He stated that he will continue to finish the remaining items from the engineer's report, to be completed within 6 months from the November meeting. His focus is getting the Vape Shop opened as soon as possible. He plans to have those remediations done by the next meeting in

hopes of lifting the condemnation order on that part. He said he will continue to make progress the best he can, weather depending.

**Kyle Eichhorn requested a motion to amend the condemnation order to remove only the address of 120 West State Street from the order. Motion made by Jerry Burmeister; seconded by Jenny Sisson. Roll call vote was taken and all members present voted to approve said motion. Motion carried.**

## **VI. ADJOURNMENT**

Eichhorn solicited any other comments, questions from the Board, Staff and the Public. There were none.

Meeting was adjourned by Kyle Eichhorn at 7:06 p.m.

Next meeting January 17, 2023 at 7:00 pm.