

**MINUTES
BARTHOLOMEW COUNTY BOARD OF ZONING APPEALS
DECEMBER 15TH, 2025
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members in Person: David Flohr, Rodney Finke, Arnold Haskell, Eric Scheidt

Members Absent: Mike Speaker

Staff in Person: Melissa Begley, Desiree Aldridge, Michelle Cox, Deputy County Attorney Jim Shoaf

David Flohr opened the meeting with a brief explanation of the board and its responsibilities. Proof of adequate public notice for all cases on the agenda was confirmed.

Jim Shoaf, County Deputy Attorney, administered an oath to all in attendance who would be speaking.

OLD BUSINESS REQUIRING BOARD ACTION

None

NEW BUSINESS REQUIRING BOARD ACTION

BUV- 2025-003: Max Henry- A request by Max Henry for a use variance to allow a contractor's office in the AG (Agriculture: General) zoning district per Zoning Ordinance Section 3.6(A). The property is located at 8211 West Georgetown Road, in Harrison Township.

Desiree Aldridge presented for the Planning Department. Desiree gave a brief description of the applicant request for a use variance.

Wendy Skagalski with Breeden Commercial and Max Henry represented the applicant for the property at 8211 W Georgetown Rd.

Wendy gave a brief explanation of what the property was used for in the past and what the current owner plans to use it for.

Arnold Haskell asked where the fence is located that separates the property from its neighbor and is shown.

Arnold Haskell goes over the recommendations with the owner and asks if he agrees to them. Max Henry states he understands them and plans to follow them.

David Flohr opened the meeting to public comment.

Angela Hadley spoke on behalf of her father, Luther Simpson, who owns the property directly across the street from Max Henry's property. Angela stated her father is concerned about the noise, and traffic from commercial use in a neighborhood that resides mostly elderly especially if they are using large equipment.

David Flohr closed the meeting to public comment.

Eric Scheidt confirmed with the owner the use is primarily going to stay the same as what it was used for in the past.

Wendy explained one of the companies interested in the property is a telecommunication company where they would use the land for parking of their employees while they are out in the field. She also explains another company interested would just be storing materials there.

Arnold Haskell questioned if the committee is able to put restraints on the owners where they would not be allowed to have piles of materials or debris on the land beyond the current fenced area. Arnold also suggests a condition where tanks would not be allowed to be stored on the property.

Max Henry explained things including cars would mostly be stored inside buildings.

Motion: Eric Scheidt made a motion to approve the request following staff recommendations. Arnold Haskell seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

BCU-2025-006: Jessica Stevens- A request by Jessica Stevens for conditional use approval to allow a shared housing facility (a short term rental use) in the AG (Agriculture: General) zoning district per Zoning Ordinance Section 3.6(B). The property is located at 3335 South Whitehorse Road, in Harrison Township.

Melissa Begley presented for the Planning Department.

Chris and Jessica Stevens represented the applicant.

Melissa Begley gave a brief description of the applicants request for a conditional use.

Eric Scheidt asked for clarification on the more than 5 people rule stating if they are only on vacation for a week could that really be considered living together.

Melissa Begley explained the ordinance is for individuals staying together no matter amount of time.

Arnold Haskell brought up the property concerns at 3905 Whitehorse which is already listed as an Air B&B.

Chris Stevens explained the properties they own are short-term rentals for people who need a place after a fire or Air B&B and are not party homes. Chris explained they plan on listing their properties through Brown County rentals.

Arnold Haskell questioned what Chris Steven knows about Brown County Rentals rules to make sure customers abide by the rules of the property owners.

Chris and Jessica explained they get to decide what they want at their property and Brown County Rentals would abide by that.

Eric Scheidt questioned if the property owners have a rule on noise and parties in their rental agreement.

David Flohr opened the meeting to public comment.

Judy Stone of 3801 Whitehorse explained the road behind her house is a gravel road. She stated they have a shooting range and is concerned about the safety and noise of those coming in and out of the property. Judy explained they would not be shooting while there is traffic going on but they practice at the shooting range to qualify their weapons. Judy is also concerned about people who may have a criminal background renting the properties and entering her property.

Deborah of 315 South Creek Road expressed some of the same concerns as Judy Stone. Deborah also questioned if the septic is able to handle 10 people. Deborah questioned insurance especially riding ATVs, if the cause erosion and if renters get injured while on her property. Deborah wanted to make sure the property is marked clearly and asks about extra buildings being built. Also wanted to make sure they do not rent to two properties together so fraternities do not rent them both and have a party.

David Flohr closed the meeting to public comment.

Chris and Jessica Stevens clarified a couple concerns from the neighbors. They explained the Air B&B has nothing to do with the ATVS and there is no general reason why anyone would be far away enough from the house to be on anyone's property. Chris explained there is a fence the separates the properties.

Eric Scheidt asked if there was any talk about placing other houses on the properties and was told it was not in the plans currently. He also asked the minimum age to rent the property and is told they believe it is over 21.

Arnold Haskell asked why ATVs are on the restriction list if they are going to be allowed. It is explained there are to be no ATV is gun usage/hunting.

Motion: Eric Scheidt made a motion to approve the request with condition that the address numbers need to be posted so it can be found adequately. Arnold Haskell seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

BCU-2025-007: Jessica Stevens- A request by Jessica Stevens for conditional use approval to allow a shared housing facility (short term rental use) in the AG (Agriculture: General) zoning district per Zoning Compliance Section 3.6(B). The property is located at 3509 South Whitehorse Road, In Harrison Township.

Melissa Begley presented for the Planning Department.

Chris and Jessica Stevens represented the applicant.

Melissa Begley gave a brief description of the staff recommendations to allow a shared housing facility. Melissa also corrected the report stating the owners are only requesting up to 6 guests and vehicles.

Arnold Haskell asked about the gravel road not on the applicant's property but that access their land.

David Flohr opened the meeting to public comment.

Judy Stones of 3801 Whitehorse Rd expressed her concerns of the gravel road being right behind her house, and that the access road is completely on her neighbor's property and it is not easement. Judy stated her main concern is safety.

Deborah Young of 3015 Southwell Creek Road stated that her property does not adjoin this property but she wants to make sure they have sufficient insurance to cover any activities. She also wanted to make sure the property is marked properly.

David Flohr closed the meeting to public comment.

Arnold Haskell asked about insurance for the property.

Chris Stevens explained that short-term hunters have their own insurance policies, other events carry insurance for their events, and the general loan for the house and property will go through an agent in the county.

Eric Scheidt inquired about the presence of fences in the wood area.

Jessica and Chris Stevens responded most of the timber ground is marked. Markings are typically placed every 100-150 yards. Chris also mentioned the hunting parties use software to identify boundaries.

Motion: Rodney Finke made a motion to approve the request noting the change from 10 guests to 6 guests as well as the staff's recommendations. Arnold Haskell seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

Approval of 2026 Board of Zoning Appeals Calendar

Motion: Eric Scheidt Made a motion to approve the 2026 Board of Zoning Appeals Calendar. Arnold Haskell Seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

FINDINGS OF FACT

BDS-2025-005: Ogilville Church of Christ

Motion: Eric Scheidt made a motion to approve the findings. Rodney Finke seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

APPROVAL OF MINUTES

Minutes of the October 27, 2025 meeting.

Motion: Arnold Haskell made a motion to approve the minutes. Eric Scheidt seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

DISCUSSION

None

HEARING OFFICER REPORT

None

ADJOURNMENT: 8:20pm

Motion: Eric Scheidt made a motion to adjourn. Rodney Finke seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

David Flohr, Chairperson

Eric Scheidt, Secretary