MINUTES
BARTHOLOMEW COUNTY BOARD OF ZONING APPEALS
MARCH 23, 2026
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA
AND WEBEX

Members in Person: Mike Speaker, Rodney Finke, David Flohr, Eric Scheidt

Members Absent: Arnold Haskell

Staff in Person: Jim Shoaf (deputy attorney), Melissa Begley, Desiree Aldrich, Angela Ross, Michelle Cox, Tony Darnell

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

BZA-26-10: Brian Jones (Development Standards Variance) – A request by Brian Jones for a development standards variance from Zoning Ordinance Section 6.1(A) to allow an accessory structure on a property without primary structure. The property is located at 18170 East 365 North, in Clifty Township.

Desiree Aldrich presented for the Planning Department.

Brian Jones of 19394 Lakeside Dr. and Tim Thomas represented the applicant.

Desiree gave a brief description explaining the applicant's requests.

Brian and Tim gave a brief description of their plans for the property and state there are plans to add a primary dwelling in the future.

Eric Scheidt clarified with the applicants that this variance is not for a primary living structure and instead for an accessory structure.

David Flohr opened the meeting to public comment.

David Flohr closed the meeting to public comment.

Motion: Eric Scheidt made a motion to approve the request. Eric Scheidt stated the following with regard to the findings: Staff already stated that criteria one and two have been met. Criteria 3 is being met by septic plans already in place for a house. House plans are in the works and a house was previously already on the lot. Mike Speaker seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

BZA-26-15: PAF Excavating (Use Variance) – A request by PAF Excavating for a use variance to allow an outdoor storage yard for contractor's office/ workshop in the AG (Agriculture: General) zoning district per Zoning Ordinance Section 3.6(A). The property is located at 7682 South 500 West, in Ohio Township.

Jeremiah Percival of 5013 East County Road 50 South, and Tim Thomas represented the applicant.

Tim Thomas requested a continuance to better address concerns noted in the staff report. The applicant was unaware of the letter from legal counsel representing a neighbor and the applicant asked for additional time to respond to the letter in a meaningful manner.

Motion: Mike Speaker made a motion to approve the request of a continuance. The applicant will attend the next meeting on April 27, 2026. Rodney Finke seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

FINDINGS OF FACT

BZA-25-1: Exclusive Cabins

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.

BZA-25-5: Silgas Realty

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

BZA-25-8: GFVT II

Motion: Mike Speaker 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 February 23, 2026 meeting.

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

DISCUSSION

None

HEARING OFFICER REPORT

BZA-26-14: Kiersten Voils Conditional Use – A request by Kiersten & William Voils for conditional use approval to allow an accessory dwelling unit in the AP (Agriculture: Preferred) zoning district per Zoning Ordinance Section 6.1(D)(Table 6.1). The property is located at 765 South 650 East, in Clay Township.

ADJOURNMENT: 7:27pm

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

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David Flohr, Chairperson

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Eric Scheidt, Secretary