MINUTES
BARTHOLOMEW COUNTY BOARD OF ZONING APPEALS
APRIL 27, 2026
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA

Members in Person: Mike Speaker, Rodney Finke, David Flohr, Eric Schedit, Arnold Haskell

Members Absent: None

Staff in Person: Jim Shoaf (Deputy Attorney), Melissa Begley, 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

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

Melissa Begley presented for the Planning Department.

Tim Thomas of 1428 Lafayette Ave (Engineer) and Jeremiah Percival (owner) represented the applicant.

Tim stated his client has taken measures to clean up the property, add berms, as well as a proposal to add additional berms and increase the current ones from 6ft to 8ft. Tim stated they are also proposing to plant 15 trees along the northern property line in an attempt to help screen visibility into the property. Tim stated his client has done ditch and culvert work as well to addressed the concerns the County Highway had.

David Flohr opened the meeting to public comment.

Ashely Roberts of 7515 S 500 W stated that since the business has been in operation her land has had; flooding issues due to dredging and dumping leading to contaminated soil, her basement has flooded twice due to the water table shift, there is an increase in frog and mosquito populations because of the standing water, the ditch remains unfixed and is holding water, and the roads have become damaged due to the heavy equipment affecting safety for teenage drivers.

Tracy Day of 10877 S 500 W stated she supports Ashley's concerns about the disruption caused by the construction. Tracy questioned the legality of construction on non-commercial zoned land and expressed worry about potential future construction companies if the variance were to be passed.

Todd Sullivan of 8910 S 500 W inquired about measures to prevent muddy roads during the construction.

Ben Jones of 7717 S 500 W stated he has had his septic system back up multiple times and expresses frustration about the noise from the construction equipment keeping him up or waking him up early especially on the weekends. Ben stated he is worried the construction business will cause property value to depreciate.

Michael Clark of 8896 W 700 S stated the roads have worsened due to heavy traffic from the construction and agrees with other homeowners about not wanting a construction site in the area.

Ann Coriden(attorney) of 445 5th Street, Suite 110 represented her client Sheryl Moore of 7572 S 500 W. Ann stated operations have been ongoing for approximately 5 years. Neighbors are experiencing daily disturbances, including noise and visual obstructions. Ann stated her client's driveway now has an 8ft high dirt wall due to berm construction and cannot even enjoy her patio due to all the dust. Ann stated there is evidence of excavation and dirt movement over the years. The construction business being operated next to her client's home has advertised dredging lakes and the materials are believed to be being dumped on the property which is raising concerns for environmental health.

David Flohr closes public comment.

Tim Thomas explained his client is willing to minimize the operational hours to Monday-Friday with no weekend use, as well as clarified that only construction material (not waste) will be stored on site. Tim also stated his client would also agree to temporary approval sought for two years for contractor's yard usage. Tim stated after two years there would be no more storage of equipment or construction materials.

David Flohr asked about the cease and desist order sent to Mr. Percival in April 2025 by Mr. Darnell and asked if Mr. Darnell could speak on it.

Tony Darnell is sworn in by Jim Shoaf, County Deputy Attorney.

Tony Darnell, Assistant Code Enforcement Officer, responsible for zoning and county ordinances stated the April 2025 letter was actually the 2nd letter to Mr. Percival regarding zoning violation. Tony stated the first letter was send in January 2025, and Mr. Percival was informed of the violation via phone after being out of the country. Tony explained that after the 2nd letter Mr. Percival indicated he would apply for a zoning variance but no application was made. Tony stated he continued to receive complaints and noted there was no positive change on the property. Tony explained it appeared as though Mr. Percival had no intentions of complying with the ordinance until he was pressured by complaints and hiring counsel.

Motion: Arnold Haskell made a motion to deny the request based on criteria 2, 3, 4 and 5 not being met. Mike Speaker seconded the motion. The motion passed with a voice vote of 5 in favor and 0 opposed.

NEW BUSINESS REQUIRING BOARD ACTION

B. BZA-26-21: Steve Seckman (Development Standards Variance) – a request by Steve Seckman for a development standards variance from Zoning Ordinance Section 6.1 (F)(2) to allow an accessory structure to be larger than the primary structure. The property is located at 16463 East Lake Shore Drive, in Hawcreek Township.

Melissa Begley presented for the Planning Department.

Steve Seckman represented himself.

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

Members discussed the ambiguity of the ordinance regarding measurements of ground floor area.

Steve Seckman stated he just wants a place to park his camper that has had a tree fall on it a couple times.

David Flohr opened the meeting to public comment.

David Flohr closed the meeting to public comment.

Motion: Eric Schedit made a motion to approve the request as all criteria have been met. Rodney Finke seconded the motion. The motion passed with a voice vote of 5 in favor and 0 opposed.

FINDINGS OF FACT

BZA-26-10: Brian Jones (Development Standards Variance)

Motion: Mike Speaker made a motion to approve BZA-26-10. 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 March 23, 2026 meeting.

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

DISCUSSION

None

ADJOURNMENT: 7:55pm

Motion: Arnold Haskell made a motion to adjourn. Rodney Finke seconded the motion. The motion passed with a voice vote of 5 in favor and 0 opposed.

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David Flohr, Chairperson

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Eric Scheidt, Secretary