

**Albion BZA Meeting – Minutes**  
**January 18, 2006**  
**7:00 PM Albion Town Hall**  
**110 S. Orange Street**

**Members Present:** Charles Elser, Stanley Strater, Larry Ellet and John E. (Jack) Robinson  
Absent was member Terry Dazey. Also in attendance was Beth Shellman, Town Manager.

Meeting called to order by Chairman Strater at 7:02 PM, after recognizing a quorum.

**Approval of Minutes:** Jack Robinson made a motion, seconded by Charles Elser, to approve the minutes from the July 20, 2005 regular meeting. Voice vote determined the motion carried 4-aye, 0-nay.

**New Business:** Special Use 2006-02 – Monarch Development, Inc., requesting approval of a Special Use as per Section 4.1 of the Albion Zoning Ordinance, allowing a building/trades contractor use in a Central Business zoning; real estate located Lots 26, 27 and 28 in Seneca Addition, Section 24, York Township; common location 311 S York Street, Albion, Indiana.

Proof of legal publication was presented as was verification of notification to surrounding property owners. No written remonstrance was received and no interested parties were in attendance. Hearing was held. It was noted Beth Shellman spoke with Keith Leatherman at the annual Chamber of Commerce meeting prior to this hearing, Keith was scheduled to give a speech at the Chamber meeting and was unable to attend tonight's meeting. He would be available by phone if there were any questions. Board members determined it was not necessary for the petitioner to be present, considering the circumstances. Chairman Strater opened the public hearing at 7:08 p.m.

It was noted Keith Leatherman purchased the former car wash property and later discovered the land was zoned single-family residential. He plans to enclose the building and sell the land to Randy Sexton, owner of Sexton and Associates. A rezoning petition was recently approved by the Albion Plan Commission and Albion Town Council. The property is now zoned Central Business (CB). Mr. Sexton requests the Special Use which will allow him to use the building to store vehicles and equipment as an accessory use for his surveying business on East Main Street.

The Plan Commission reviewed the land use and recommends approval to the Board subject to the conditions outlined on the Findings of Fact, specifically that there be no outside storage permitted, and property to be used for inside equipment storage only.

Public hearing was closed at 7:15 p.m. and members considered the Findings of Fact. After finding in favor of each finding, Jack Robinson made a motion, seconded by Charles Elser, to approve the Special Use with the conditions that there be no outside storage permitted, and property to be used for inside equipment storage only. Voice vote determined the motion carried by a 4-in favor, 0 opposed margin. Findings were signed and made a part of the permanent record.

**Election of Officers for 2006:** Charles Elser moved, seconded by Larry Ellet, to elect Jack Robinson as Chairman and Stan Strater as Vice Chairman. Nominations were then closed and a voice vote determined the motion carried unanimously by a 4-in favor, 0 opposed margin.

**Reports of Officers:** Beth announced Board members will be paid in December for meeting attendance throughout the year. The per diem is \$10.00 per meeting attended.

With no further business, Jack Robinson moved, seconded by Stan Strater, to adjourn at 7:25 p.m. Voice vote determined the motion carried by 4-in favor, 0 opposed margin.

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John E. Robinson, Chairman

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Beth A. Shellman, Secretary