

Town of Leo-Cedarville
Board of Zoning Appeals Meeting Minutes
September 9, 2019

The meeting was called to order at 7:00 p.m.

Jan Linn, David Michael Baker, Robin Liechty, Stuart Hepler, and Patrick Proctor were in attendance.

The minutes from the April 8, 2019 Board of Zoning Appeals meeting were reviewed and approved.

Mr. Proctor presented the application for a variance to allow a shed to be put closer to the property line than allowed by the zoning code at 14817 Sunnyside Lane. The property owner, Jeff Schumacher, explained there is an electrical line running across the property restricting where he can put the shed. The shed will go on a concrete foundation and may have an outdoor light on the side facing his house. The shed will not be used commercially. There will be a gravel drive leading to the shed. There were no public comments on this variance. Mr. Hepler made a motion to approve the variance, Mr. Baker seconded the motion, and the motion passed unanimously.

Mr. Proctor presented the application for a variance to allow a hanging sign above the door of the business located at 10526 Walnut Street. The zoning code allows for signs to be mounted flush against the building in the downtown commercial zoning district. The business owner, Grace Geha, explained the sign will be twenty-two inches by thirty-three inches and will hang perpendicular to the building above the door. There will be a light installed over the sign to light the entrance for safety. Ms. Geha explained her business is the last commercial building on this street and a flush sign will not be visible. The board opened the floor up for public comments. Joan Kitzmiller expressed her concern about parking. Mr. Proctor explained this variance only pertains to the placement of the sign. John Eastes spoke in favor of the variance. Scott Yoder stated if this variance is approved other business owners may want a hanging sign also. The public hearing was closed. Mr. Baker made a motion to approve the variance, Mr. Hepler seconded the motion, the motion passed unanimously.

Mr. Proctor presented the application for a variance to allow Koesters Veterinary Realty LLC to have a ground sign eleven inches over the height allowed by the zoning code, and to have a second sign at the entrance of the clinic. Bill Howard, with Indiana Signworks, explained the ground sign will replace the current ground sign and the larger sign is needed because of its location on State Road 1. Owner, Jamie Stover, explained the need for a second sign on Old Union Chapel Road to identify the entrance drive to the clinic. There were no public comments on this variance. Mr. Liechty made a motion to approve the variance, Mr. Baker seconded the motion, the motion passed unanimously.


Mr. Proctor presented the application for a special use exception for Harvest Fellowship to use the property at 14709 Sunnyside Lane to expand the church. Kevin Stoller, an elder of the

church, explained they would use the house which is currently there for church offices and meeting space. They have included plans for a potential parking lot to make up for some of the parking they lost when they added onto the church building. The board discussed the need for a drainage plan and buffering. The board opened the floor for public comments. Jeff Schumacher spoke in favor of the special use exception as long as there is an approved drainage plan if they put a parking lot in. John Eastes and Denny Worman voiced their support of approving the special use exception. Ms. Linn read a letter from David and Kay Crowder. The letter expressed their concern about increased traffic, noise, and taking this property out of the tax revenue stream since the church is tax exempt. The Crowders suggested the church look for a more suitable location if they wish to expand their geographical area. Scott Yoder expressed his concerns about an increase in traffic and that the church will continue to buy more residential properties in the neighborhood. Grace Geha spoke in support of the variance and believes if the church moves their current property could become a business that would have heavy traffic more frequently. Kevin Myers asked if they have plans to merge their current property with this one. Kevin Stoller stated there are no plans currently, but it has been discussed. Ruth Dunlap suggested they have someone direct traffic during services and events. Kevin Stoller responded to concerns of Harvest Fellowship becoming a “mega church” and they have no plans to expand beyond 300 seats. The public hearing was closed. The board discussed lighting, buffering and the current use of the surrounding properties. Mr. Hepler made a motion to approve the special use exception with the condition that the applicant go before the Plan Commission for approval of a development plan before building any parking lot or new structure on the lot, the development plan must include a surface water drainage system that is approved by the Allen County Surveyor and Town Engineer, the applicant must install buffering between the property and any adjacent residential property, and all lighting shall comply with the Town Zoning Code. Mr. Liechty seconded the motion. The motion passed unanimously.

The meeting was adjourned at 8:32 p.m.

Minutes taken by Amy Rekeweg, Office Administrator

Approved by Board of Zoning Appeals on June 8, 2020.



Jan Linn, Board President