MINUTES OF THE PUBLIC MEETING
OF THE CITY OF ANGOLA BOARD OF ZONING APPEALS
HELD ON FEBRUARY 26, 2024

The Board of Zoning Appeals held their regularly scheduled meeting on Monday, February 26, 2024 at 5:00 p.m., The minutes are recorded and prepared by the Department of Economic Development and Planning staff.

Chairman Brant Moore called the public meeting to order at 5:00 p.m. in the Angola Council Chambers at City Hall.

The following members were present: Brant Moore, Chris Thomas, Phil Roe, Mike Sutter, and Susan Ralston. Also present at the meeting: Planner Brett Steele and City Attorney Kim Shoup

Chairman Moore opened the floor for officer nominations:

Member Roe nominated Brant Moore for Chairman. Member Sutter seconded the nomination, and all members present were in favor, none opposed. Member Moore accepted the position.

Member Sutter nominated Phil Roe for Vice Chair. Member Ralston seconded the nomination and all members present were in favor, none opposed. Member Roe accepted the position.

Member Ralston nominated Brett Steele for secretary. Member Roe seconded that nomination and all members present were in favor, none opposed. Planner Steele accepted the position.

Member Sutter made a motion to approve minutes for the November 27, 2023 meeting. Member Ralston seconded the motion. All members present approved, none opposed.

Chairman Moore reviewed the meeting rules and procedures.

Chairman Moore moved to the next item on the agenda – New Business – Villas of Glendarin Hills – Special Exception

Planner Steele presented the only case as Villas of Glendarin Hills for Special Exception. The applicant was A&D Specs and property owner Glen Kelly. The property is located on Glendarin Way within the Extra Territorial Jurisdiction with the current zoning of R4: Multiple-Family Residential District. The applicant requested relief from Section 18.52.030(B)(2) Dwelling, Single-Family Detached. The hearing date is today's date with Legal Notice of the Public Hearing appeared in The Herald Republican on February 16, 2024. Four (4) adjacent property owners were sent notice by Certificate of Mailing on February 13, 2024. The property is not within a floodplain and staff recommendation is approval.

Planner Steele continued the Villas of Glendarin Hills is a 9-lot subdivision that was divided from the Glendarin Hills Golf Club and rezoned to R4: Multiple-Family Residential in July 2023 by the Angola Plan Commission. The 9-lots are located along the west side of Glendarin Way (Private Street) connecting to CR 200 N. The stretch of lots will span approximately 0.25-mile north consuming vacant land built up of vegetation and consist of accessory buildings of the golf course currently being razed.

Planner Steele explained the original vision was for dwelling, two-family (duplex) to be developed on each of the nine lots. With the goal of construction of the lots to begin spring of 2024, the petitioner requests to expand the possibilities by including dwelling, single-family detached homes as well, offering greater flexibility and choice for potential residents. Single-family detached dwellings are an acceptable use within the R4 zoning district, however only after approval of a residential special exception.

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Planner Steele noted that a special exception means the authorization of a use that is designated as such by this title as being permitted in the district concerned if it meets special conditions, is found to be appropriate and upon application, is specifically authorized by the Board of Zoning Appeals. Additionally, the R4 District Intent states "Allow special exception use only when it clearly complements the residential nature of the district".

Planner Steele showed four images to the board as the property sits today. The first image showcased the from the entrance to Glendarin Way and County Road 200 N looking NW, the remaining move north along the subdivision.

Planner Steele commented on the contextual zoning and land use stating the property is currently zoned R4. The immediate surrounding uses include to the north: Glendarin Hills Golf Club and vacant agricultural zoning, to the South: low density residential and vacant agricultural zoning, to the east: low density residential and Fairview Missionary Church, and to the west: Glendarin Hills Golf Club, low and medium density residential, and large commercial stores further west.

Planner Steele stated the Angola Comprehensive Plan speaks to several objectives in support of a project like this. Objective 1.5: Strongly encourage redevelopment of under-utilized, vacant, or abandoned structures and lots and Objective 1.10: Encourage a broader range of housing types and mixed densities to better meet the needs of older residents and to appeal to younger families and the workforce in Angola and Steuben County.

Planner Steele mentioned that Steuben County completed a housing study in 2020. The study reports potentially over 2,000 households of all income levels have the potential to move into Steuben County each year. Thirty-one percent are younger singles or couples, forty-five percent are traditional & non-traditional families, and twenty-four percent are empty nesters or retirees. Thirty-six percent of housing preference of rental units and forty-eight percent preference of detached houses. The annual absorption rate for Angola alone is 14 to 21 single-family each year and 47 to 71 units county wide. Steuben County consists of seventy-seven percent single-family detached throughout the county.

As of the meeting date, no public input has been received as a result of the legal notices noted Planner Steele.

Planner Steele finished by stating in conclusion staff is supportive of this request. The development of these properties constructs a wider range of housing options. While duplexes remain a viable option for higher-density housing, recognizing the potential demand for single-family homes allows the project to cater to a wider range of potential residents.

Planner Steele asked if there were any questions by board members for staff, none were noted.

Chairman Moore opened the public hearing. Don Wise, A&D Specs Angola, took to the stand thanking the board for their time. Mr. Wise noted that lot one is most suitable for a single family and should have included this request originally in the process. Mr. Wise mentioned he was confused with old zoning. The board had no questions for Mr. Wise.

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With no comments from the public, Chairman Moore closed the public hearing. Planner Steele presented the Findings of Fact for Special Exception.

1. The approval of the special exception will not be injurious to the public health, safety, morals, and general welfare of the community because a dwelling, single-family detached will have adequate utilities, meet setbacks, drainage, and installation of sidewalks. All members present agreed, none opposed.

2. The special exception will not alter the character of the district because dwelling, single-family detached is consistent with surrounding properties and character of the area, given its proximity to exact same land use. All members present agreed, none opposed.

3. The proposed special exception is consistent with the purpose of the zoning district and Angola Comprehensive plan because objectives 1.5 and 1.10. Additionally, the R4 District Intent states "Allow special exception use only when it clearly complements the residential nature of the district". All members present agreed, none opposed.

4. The special exception is in harmony with the adjacent land uses because dwelling, single-family detached is an adjacent land use. Additionally, the architecture and finished materials will be similar to the surrounding character established in the area. All members present agreed, none opposed.

5. The special exception will not substantially impact property value in the adverse manner because the properties will continue to be used in a manner consistent with adjacent properties All members present agreed, none opposed.

Chairman Moore asked for a motion. **Member Roe made a motion to *approve* Special Exception for Dwelling, Single-Family Detach for lots 1-9. Member Sutter seconded the motion. All members present were in favor, none opposed.**

With no other business Chairman Moore asked for a motion to adjourn the February 26, 2024 meeting. Member Sutter made a motion to adjourn. The motion carried unanimously. Meeting adjourned at 5:11 p.m.

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Brant Moore, Chairman Date

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Brett Steele, Secretary Date

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