



MORGAN COUNTY PLAN COMMISSION
180 South Main Street
Martinsville, IN 46151
765.342.1060

MORGAN COUNTY BOARD OF ZONING APPEALS

June 23, 2025

6:30 pm

AGENDA

I. CALL TO ORDER

- Determine Quorum
- Pledge of Allegiance
- Approve Minutes & Agenda
- Swear-In Participants

II. NEW BUSINESS

A. **Public Hearing for Special Exception Petition SE-25-02:** Sara Huss with DLZ, on behalf of the Metropolitan School District of Martinsville, is requesting special exception approval for an elementary school in an AG zoning district. The property is located at 3355 Centennial Road in Green Township and is zoned AG.

B. **Public Hearing for Development Standard Variance D-25-10:** Sara Huss with DLZ, on behalf of the Metropolitan School District of Martinsville, is requesting a development standard variance to increase the maximum number of parking spaces to 22 per parking row. The property is located at 3355 Centennial Road in Green Township and is zoned AG.

C. **Public Hearing for Development Standard Variance D-25-11:** Sara Huss with DLZ, on behalf of the Metropolitan School District of Martinsville, is requesting a development standard variance to increase the maximum sign square footage to 250 square feet. The property is located at 3355 Centennial Road in Green Township and is zoned AG.

D. **Public Hearing for Development Standard Variance D-25-09:** Graham Bitner is requesting a development standard variance to allow installation of a 6-foot privacy fence that extends 90 feet into the front yard. The property is located at 8130 Henderson Ridge Drive in Clay Township and is zoned R-1.

(over)

E. Public Hearing for Development Standard Variance D-25-12: Jeremy Barnes is requesting a development standard variance to allow construction of an accessory garage with a reduced front yard setback of 5 feet. The property is located at 334 W. Milhon North Drive in Monroe Township and is zoned R-3.

F. Public Hearing for Development Standard Variance D-25-13: Kenneth Cowell is requesting a development standard variance to allow construction of an accessory garage with a reduced side yard setback of 7 feet. The property is located at 10625 N. Cooney Road in Monroe Township and is zoned AG.

G. Public Hearing for Use Variance U-25-01: John Larrison, with Holloway Engineering, on behalf of the Bonnie M. Ennis Revocable Living Trust, is requesting a use variance to allow a residential use in a B-3 zoning district. The property is located at 4801 New Harmony Road in Green Township.

III. STAFF REPORTS

- BZA Attorney
- Plan Director

IV. ADJOURNMENT

Next Meeting:
July 28, 2025

Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least two (2) business days ahead of the scheduled meeting. Contact the ADA Coordinator at 180 S. Main Street, Martinsville, IN, 46151, phone (765) 342-5364, or e-mail dfry@morgancounty.in.gov as soon as possible for accommodations.