— CITY OF —
GREENSBURG

Board of Zoning Appeals Public Hearing Minutes

Today is Tuesday, August 4, 2026, and the time being 7:15 pm. The Board of Zoning Appeals Public Hearing is opened by President, Alan Campbell.

Everyone recited the Pledge of Allegiance.

John Grimes is seeking a variance to put a gravel lot in at 204 S. Wilder St. after demolishing the existing home. There were no dissenters. A motion to close the public hearing was made by Rick and seconded by Dick. President Alan Campbell adjourned the public hearing at 7:16 pm.

Mike King, 125 W. 5th St., is seeking a variance to be able to put gravel instead of hard surface leading up to his new garage. The garage is located behind his house and off the alley. There were no dissenters. A motion to close the public hearing was made by Ken and seconded by Philip. President Alan Campbell adjourned the public hearing at 7:16 pm.

Myron Beckner is requesting a special exception to operate a small venue at 814 W. Sheridan. The property is currently zoned R-2. Kevin Springer, 807 W. Sheridan St., has concerns about the health of the neighborhood if the venue is permitted to operate. Chris Ooley, 805 W. Sheridan St., presented pictures showing construction that has already happened. He questioned the work being done without a permit and the placement of the venue and its proximity to kids in the neighborhood. Reighnettia Henry, 806 W. Seridan St., is concerned about the elderly and kids being around alcohol consumption. She also questioned negative impact to property values if the property were to be rezoned in the future. Sarah Hamer, Building Commissioner, clarified that the property is not being rezoned and Mr. Beckner has been notified that he needs to apply for a deck permit for the ramp being added to the building. Don Henry, 806 W. Sheridan, has concerns about putting a venue in a building that was once a church. Mary Hauser, 811 W. Sheridan St., has lived in her home for 58 years and does not feel like she should have to be subjected to a business in her neighborhood with lots of traffic, noise, and trash. She is also concerned about parking and the traffic. Brenda Tichenor, 514 N. Maple St., questioned the zoning of the property. Chris Stephen stated that the property is zoned R-2 and there is no request to change the zoning. He also clarified that Mr. Beckner is applying for a special exception to have a business in a residential district. Reighnettia Henry, 806 W. Seridan St., asked if the special exception stays with the property. Chris Stephen stated that the special exception does not go with property, and if there was a new owner, then they would need to apply for a new special exception. Lowell Rethlake, 527 W. Washington St., talked about the neighborhood improving over the years and how the property is being taken care of now. Terry Snow, 710 N Maple, stated that Mr. Beckner cut into the hill beside her home and now rainwater is coming down into her driveway. She has concerns about water runoff and the people from the venue being in her back yard. Chris Ooley, 805 W. Sheridan St., came into the Building Planning and Zoning office on July 28, 2026, inquiring about the special exception and to make a complaint. After returning to his neighborhood, he confronted Mr. Beckner about the work being done and the lack of a permit and Mr. Beckner cussed him out. A motion to close the public hearing was made by Ken and seconded by Philip. President Alan Campbell adjourned the public hearing at 7:41 pm.

"The City of Greensburg acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretive services, alternative audio/visual devices, and amanuenses) for participation in our access to City sponsored public programs, services, and/or meetings, the City requests that individuals make requests for these services seventy-two (72) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Zach Wirrig, ADA Coordinator, at (812) 663-3344."

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Board of Zoning Appeals Meeting Minutes

Today is Tuesday, August 4, 2026, and the time being 7:41 pm. The meeting of the Board of Zoning Appeals is called to order by President, Alan Campbell.

Roll Call was taken by Secretary, Amber Coyne.

Members present: Alan Campbell, Philip Deiwert, Ken Dornich, Dick Glaser, and Rick Emsweller
Members absent:
City officials present: Sarah Hamer, Building Commissioner, Zach Wirrig, Director of Public Projects
Also present was City Attorney, Chris Stephen

There were no additions or corrections to the BZA public hearing or meeting minutes from June 2, 2026. Ken made a motion to approve the minutes as presented and Philip seconded. The minutes are approved as presented.

There was no old business.

New Business

John Grimes is seeking a variance to put in gravel at 204 S. Wilder after the home has been demolished. He needs more storage and access to the garage without going onto Wilder St. The board asked questions. A motion to approve the variance with the added requirement of a city approved buffer between the gravel parking lot and Wilder St. was made by Philip and seconded by Ken. Voice vote, 5-0, the variance passes.

Mike King, 125 W. 5th St. is seeking a variance to put gravel down instead of a hard surface leading up to a new garage from an alley. The board asked questions. Sarah clarified that it is an open alley. A motion to approve the variance was made by Philip and seconded by Dick. Voice vote, 5-0, the variance passes.

Myron Beckner is seeking a special exception in an R-2 zoning to operate a small venue at 814 W. Sheridan. The board asked questions. Myron presented pictures to the board. Jamie Muncie will be the Director of the venue and will maintain the property. He has no plans to sell the property or make structural changes. It will be a lower cost venue for anniversary parties, reunions, and meeting faculty. Sarah will meet with him if approved to discuss what needs to be done. The estimated capacity of the venue will be 150 or less. A motion to approve the special exception was made by Dick and seconded by Ken. Voice vote, 2-3, the special exception does not pass.

A motion to adjourn the meeting was made by Ken. The meeting was adjourned at 8:12 pm.

Chairperson

Secretary

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