

WHITELAND BOARD OF ZONING APPEALS

August 5, 2021

Council Members

Leslie Beeson, President	<u>X</u>
Dan Csikos, Member	<u>X</u>
Juanita Emery, Member	<u>X</u>
Gary Howard, Member	<u>X</u>
Byron Temple, Vice President	<u>X</u>

Other Town Officials Present

Melissa Fraser, Deputy Clerk (Secretary)	<u>X</u>
Kevin McGinnis, Town Manager	<u>X</u>
Jessie Boshell, Community Development Director	<u>X</u>
John White, Town Attorney	<u>X</u>

Call to Order:

- B. Temple called the meeting to order at 7:01 pm

Pledge to the Flag

Roll Call & Determination of Quorum:

- All Present and Quorum requirements reached

Approval of Minutes:

- B. Temple made a motion to approve the minutes from the June 3, 2021 meeting. J. Emery seconded the motion.

Passed 3 – 5, 2 Abstained

Swearing in for Public Hearing

Communications/Reports of Committee: None

Old Business: None

New Business:

- **Case 21-V-06**
- Bailey & Wood Financial Group
- Petitioner – Jeremy Keiser with Holloway Engineering, LLC on behalf of Baily & Wood Financial Group
- Request – Baily & Wood request a variance to reduce setback to construct new building/addition.
 - J. Boshell presented Case 21-V-06
 - Location is at 740 Main Street and 169 North State Street which consists of 3 parcels
 - 169 North State St was Zoned C-2 back in March 2021. There still is a home on the property but will be torn down if this is approved.

- Current zoning ordinances C-2 that all structures must be at least 100 feet away from the pavement.
- Petitioner is seeking a reduction to 50 feet off Main Street and 18 feet off North State Street so they can add on to the current building and build an additional building up front.
- The upfront buildings will be used as a training facility and community center.
- The petitioner will be utilizing the existing parking lot and adding 8 parallel parking spaces along North State Street. There will be no more additional parking added.
- There will be a sidewalk that will be going up North State Street per the specs.
- J. Boshell directed the board to review some drawings and photo and described more about the project.
- Comprehensive plan has this area labeled as a town center. The town center is looking at uses and buildings that is closer to pedestrian network that is more walkable area and not automobile driven. What they are presenting is in line with that because they will have direct access to the pedestrian network to their site with out have to always drive to it.
- Public comment – J. Boshell received a phone call from a resident that was in favor of this they were excited to see that it was Bailey and Wood was redeveloping the site because they are a pillar of the community and they do a lot of things for the community.
- Public comment - We also received written comment that was in opposition due to more traffic.
- Due to site restraints and the existing Bailey & Wood building there is a practical hardship in which is proposed building and addition cannot meet the 100 feet set back along Main Street and North State Street.
- The proposed setbacks are also in-line with the other existing C-2 properties that are across the street and adjacent to the Bailey and Wood property.
- J. Boshell showed another slide showing the surrounding properties that are also C-2. They range from 10 foot to all the way to 60 foot but nothing meets the 100-foot set-back. It is in line and will fit that town center future thought process for this area.
- Staff recommends approval of 2021-V-06
- B. Temple asked about any visual impairment which there will not be any.
- G. Howard asked about new sidewalks all the way down. The petitioner will be adding to the existing sidewalks down on Main Street to their property line and will fill in gap along North State Street. They will also be adding greenspace with the sidewalks to make it look nice.
- L. Beeson asked how far off was CareNet along Main Street and it was about 50 feet off the pavement.
- J. Keiser with Holloway Engineering stated that the driveway will be a one way north bound off North State Street for deliveries and drop offs. Then they will exit back onto North State Street and turn left or right. There will also be a curb and 5-foot sidewalk along the westside of the building as well as ramps. They have added more handicapped parking spaces in the existing parking lot to access the east side of that building with a handicapped ramp. There will be entrances on both sides of the building.
- J. Keiser showing the proposed architectural plans showing 2 buildings there and will be connected with a roof and a 20-foot patio in-between for picnic tables for breaks and stuff like that. There are plenty of entries and accessibility per state code.

Public meeting open 7:12 pm – closed 7:13 pm

- B. Temple made a motion to approve case 21-V-06 Bailey and Wood to include the petitioner's findings and fact. G. Howard seconded the motion.

Passed 5-0

Reorganization:

President

- B. Temple nominated L. Beeson as president for the BZA. G. Howard seconded the motion.

Passed 5-0

Vice-President

- G. Howard nominated B. Temple as vice president of the BZA. J. Emery seconded the motion.

Passed 5-0

Other Business: None

Adjournment:

B. Temple made a motion to adjourn the meeting and G. Howard seconded the motion.

Aye

Nay

Leslie Beeson, President

Leslie Beeson, President

Dan Csikos

Dan Csikos

Juanita Emery

Juanita Emery

Gary Howard

Gary Howard

Bryon Temple, Vice President

Bryon Temple, Vice President

Attest:

Melissa Fraser, Deputy Clerk Secretary