

WHITELAND BOARD OF ZONING APPEALS
October 5, 2017

Council members present

Richard Hill, President	_____
Byron Temple, Vice President	X
Leslie Beeson, Member	X
Juanita Emery, Member	X

Other town officials present

Debra Hendrickson, Clerk/Treasurer	X
Joe Csikos, Planning & Zoning Director	X
Stephen Watson, Town Attorney	X

Call to order:

B. Temple called the meeting to order at 7:15 pm

Pledge to the flag

Roll call

Absent R. Hill

Determination of Quorum:

Needed Quorum reached

Election of Officers:

B. Temple made a motion to keep Richard Hill as President. L. Beeson seconded the motion.

Passed 3-0

L. Beeson made a motion to keep Byron Temple as Vice President. J. Emery seconded the motion.

Passed 3-0

B. Temple made a motion to keep Julia Meece as Secretary. L. Beeson seconded the motion.

Passed 3-0

Approval of Minutes:

L. Beeson made a motion to approve the minutes from the July 7, 2016 meeting. J. Emery seconded the motion.

Passed 3-0

Old business:

- None

New business:

- Public Hearing - Case 2017-V-01 Gradison Land Development – Development Standards Variance for side yard setback
 - J. Csikos presented a background history of the area known as the “Briar Hill Project”. The location of the property is located east of Millstone subdivision and South of Whiteland Rd.
 - Adam Mears – Gradison Land Development representative for Ryan Homes described the property located off Whiteland Rd, a little over 35 acres, is requesting to change the current variance of 10 ft. side yard or 20 ft. aggregate setback to a 5-ft. side yard or a 10-ft. aggregate. For single family attached dwellings. It would be an age targeted product thus the need for the less and lower maintenance and offer a maintenance free program through the Home Owners Association. The doubles would be 100% masonry (only 25% is required) and an average starting price of \$200,000 with the lots being around 90 ft. Approximately 70 units or 140 homes.

Csikos interjected that the 5-ft. setback does not require any further fireproofing and not less safe than the 10-ft. setback.

- Board questions and concerns about the proposed addition include (and were answered by J. Csikos and petitioner) -
 - Is it required to be age targeted? No, it is not but that is the product they are marketing and anyone can live there.
 - Are there garages? Yes, they are located on the outside of the homes.
 - How many bedrooms? Generally, there are 3.
 - Any problems with utilities? All the utilities are on the site.
 - Watson suggested the 100% masonry would be written on the final plat in the event the property would sell so anyone else would be informed.

Public Hearing comments and questions:

- Heard that Ryan Homes didn't have a good rating.
- Did not like the change in the setback
- L. Beeson made a motion to approve the side yard setback as requested by the petitioner and staff. B. Temple seconded the motion.

Passed 3-0

- Findings of Fact standards reviewed and met.
- Leslie Beeson made a motion to accept findings of fact as presented. Byron Temple seconded the motion.

Passed 3-0


Other business:

- None

L. Beeson made a motion to adjourn. B. Temple seconded. Meeting adjourned at 8:00 pm.


Passed by the Board of Zoning Appeals on this day 5th of April, 2018

Aye



 Leslie Beeson

 Juanita Emery



 Byron Temple, Vice President



 Richard Hill, President

Nay


 Leslie Beeson

 Juanita Emery

 Byron Temple, Vice President

 Richard Hill, President

Attest:



 Julia Meece