

McCordsville

ESTD  1988

INDIANA

McCordsville Board of Zoning Appeals

Meeting Minutes

April 3rd, 2024

6:01

Roll Call

Members Present: Dan Vail, Grant Adams, Brian Hurley, Justin Meadows, Brianne Schneckenberger

Members Absent: N/A

Other members present: Ryan Crum, Kristine Gordon Taft legal counsel, Allyson Hamlin

Approval of minutes

Mr. Vail made a motion to approve the March Minutes, Mr. Meadows and Mr. Adams seconded the board voted 5/0.

Old business

No old business.

New Business

Michelle Brannon's request for a Special Exception for an in-home occupation at 5872 W CR 500N

Petitioner presented her proposed plans for an in-home daycare.

Mr. Vail asked how many children would attend?

Petitioner stated that 12 children would be the maximum number of children.

Mr. Vail asked if the town could verify if the resident is living on the property.

Mr. Crum explained how that would be handled. There would be coordination through state and FSSA.

Mr. Hurley asked if there would be a fence installed.

McCordsville

ESTD  1988

INDIANA

Discussion took place on the required signage.

Mr. Hurley asked if the garage would stay the garage.

Petitioner stated it is staying the garage.

Staff wanted to confirm that this will be a primary residence.

Petitioner stated yes.

Ms. Schneckenberger stated there is no one present for a public hearing.

Mr. Vail made a motion if the special exception is approved that it complies with staff's conditions, Mr. Meadows seconded the board voted 5/0.

Ballot for special exception is granted unanimously 5/0.

Special Exception to allow a home occupation (in-home daycare) as outlined by 154.073 (B).

The Ballots were counted, and the special exception was granted 5/0.

Variance #1 – Development Standards Variance – Business area

The ballots were counted, and the variance was granted 5/0.

Variance #2 – Development Standards Variance – Entrances

The ballots were counted, and the variance was granted 5/0.

Variance #3 – Development Standard Variance – Parking

Staff conditions were a minimum of two and a maximum of three off-street parking.

Mr. Meadows motioned to approve Variance #3 with staff conditions, Mr. Adams seconded, the board voted 5/0.

The ballots were counted, and the variance was granted 5/0.

Variance #4 – Development Standard Variance – Signage

McCordsville

ESTD  1988

INDIANA

Mr. Meadows motioned to approve Variance #4 with staff conditions, Mr. Adams seconded, the board voted 5/0.

The ballots were counted, and the variance was granted 5/0.

BZA-24-005, Coffee at the Crossing's request for approval of a Development Standard Variance for ground signage at 7745 N CR 600W - ***THIS AGENDA ITEM WILL BE CONTINUED TO THE MAY 1st BZA MEETING***

BZA-24-006, Dental Oasis' request for a Development Standards Variance for wall signage at 7397 N CR 600W - ***THIS AGENDA ITEM WILL BE CONTINUED TO THE MAY 1st BZA MEETING***

Announcements

New rules and procedures will be ready for next month.

Mr. Meadows motioned to adjourn the meeting, Mr. Adams seconded the board voted 5/0.

The meeting adjourned at 6:19.