

McCordsville Board of Zoning Appeals
Meeting Minutes
October 4th, 2023

Call to order

Members present: Brianne Schneckenger, Steve Duhamell, Dan Vail

Members Absent: Grant Adams, Corey Karn

Others present: Ryan Crum, Gregg Morelock, Allyson Hamlin

No agenda considerations

Approval of Minutes

The Minutes of September's meeting were approved. Mr. Duhamel made a motion to approve the meeting minutes. Mr. Vail seconded. Motion passed 3/0

Old Business

BZA-23-015, Fritz Engineering's request for a Development Standards Variance for signage, located at 7419 N CR 600W

Mr. Crum introduced the petitioner requesting signage.

David Nash represented the petitioner and explained his request of approval of a Development Standard Variance to allow wall signage on the rear (east) façade of a retail building.

Ms. Schneckenger opens the floor to public.

N/A

Public hearing closed.

Ms. Schneckenger closed the public hearing and made a motion to approve with staff conditions on the variance.

Mr. Vail made motion for variance to be approved and subject to staff conditions. Mr. Duhamel seconded the motion. Motion passed 3/0.

BZA-23-013, Solgen Power's request for approval of Development Standard Variance for roof-top solar panels at 7076 English Oak Dr.

Mr. Crum is asking for a continuance again because the petitioner was not present.

Mr. Morelock asked if this should be excluded since there has been no communication from the petitioner.

Mr. Crum stated that staff did hear back from the petitioner, and they did receive their notice instructions and they would complete it. Mr. Crum also stated they have not submitted anything or have appeared at a meeting.

Mr. Morelock suggests to dismiss this agenda item due to the petitioner not complying with staff instructions.

Mr. Duhamel makes a motion for the matter to be dismissed for lack of prosecution. Mr. Vail seconded that motion. The motion passed 3/0.

New Business

BZA-23-017, Crew Carwash's request for approval of a Development Standards Variance for signage, located at the southeast corner of W Broadway and CR 700W.

Mr. Crum presented that petitioner is proposing a permanent flag for the flagpole at their location.

Ms. Mehringer presented.

Mr. Crum stated that Crew is a great community partner, but staff does not support this petition.

Ms. Scheckenberger gave a chance for the public to speak and presented a letter from Greg Brewer, town council president, also recommended denial on this proposal.

The board denied the proposal by 3/0.

Revision to Culver's Condition of Approval

Mr. Crum presenting revisions to Culver's condition of approval. Dedicating right of way along Mt. Comfort road.

Mr. Moore voicing that the board needs a motion to amend the terms and conditions of approval to include the right of way on Broadway will be 50 feet rather than 60 feet.

Mr. Vail made a motion. Mr. Duhamel seconded the motion, and all voted to approve the motion 3/0.

Announcements

The next meeting will be in November, if needed.

Adjournment

There being no further business, the meeting was adjourned.