

McCordsville Board of Zoning Appeals
Meeting Minutes
March 1, 2023

Call to Order

Members Present: Brianne Schneckenberger, Grant Adams, Corey Karn, Steve Duhamell, Dan Vail

Members Absent:

Others Present: Ryan Crum, Gregg Morelock, Jennifer Pack

Agenda Considerations

Mr. Crum announced the agenda items that have been withdrawn and those requesting a continuance.

Approval of Minutes

Mr. Adams made a motion to approve the February 1, 2023 minutes. Ms. Schneckenberger seconded. The motion passed 5/0.

Old Business

BZA-22-019, Browning Investments

The petitioner has withdrawn their request. Mr. Duhamell made a motion to accept the withdrawal. Mr. Vail seconded. The motion passed 5/0.

BZA-23-002, McCordsville Development's (Culver's) request for a Special Exception and Development Standard Variances for a drive-thru restaurant at the NWC of CR 600W & W Broadway

and

BZA-23-003, Gilligan Company's (Dunkin Donuts) request for a Special Exception and Development Standard Variances for a drive-thru restaurant near the NWC of CR 600W & W Broadway

Ms. Schneckenberger made a motion to continue both BZA-23-002 and BZA-23-003 to the April meeting. Mr. Adams seconded. The motion passed 5/0.

New Business

BZA-23-005, Archview LLC's request for a Development Standards Variance for a multi-family residential project near the southwest corner of CR 600W & CR 600N

Mr. Crum noted that this variance request only applied to the lot with the multifamily structure.

Evan Bryant appeared on behalf of the petitioner and described the reasons for the request for a Development Standards Variance.

Floor opened for public comment

No comments

Floor closed for public comment

Mr. Vail made a motion that if the variance is approved, the petitioner must comply with the stated conditions. Ms. Schneckenberger seconded. The motion passed 5/0.

The ballots were counted. The variance passed 5/0.

BZA-23-006, Ja'Nene Gillam's request for a Development Standards Variance for wall signage on a commercial structure at 7745 N CR 600W

Ja'Nene Gillam presented the request for a variance for placement and size of the sign.

Mr. Vail and Ms. Gillam discussed lighting for the sign.

Mr. Crum explained the difference between the size listed in the condition and the size as presented at the meeting. The difference is because of how its measured.

Floor opened for public comment

No comments

Floor closed for public comment

Mr. Vail made a motion that if the variance is approved, the petitioner must comply with the stated conditions. Ms. Schneckenberger seconded. The motion passed 5/0.

The ballots were counted. The variance passed 5/0.

DR Horton's request for Permit Extension in Weaver's Landing

Cory Platusic appeared for the petitioner and requested six-month extensions for four permits.

Mr. Adams made a motion to give a six-month extension for four permits. Ms. Schneckenberger seconded. The motion passed 5/0.

Request to Reschedule the April 5th BZA Meeting

Mr. Crum stated that he would be out of town for the regularly scheduled April meeting and asked to move the meeting to April 12, 2023.

Mr. Duhamell stated that he will not be available for the April 12 date but noted the Board would still have a quorum.

Mr. Adams made a motion to move the April 5, 2023 meeting to April 12, 2023. Ms. Schneckenberger seconded. The motion passed 5/0.

Mr. Morelock asked Mr. Crum to notify any petitioners slated for the April meeting that they will not have a full Board to hear their request.

New Business from the Floor

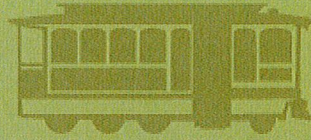
None

Announcements

The next meeting will be April 12, 2023

Adjournment

There being no further business, the meeting was adjourned.



McCordsville Board of Zoning Appeals
6280 W 800 N
McCordsville, IN 46055
www.mccordsville.org

BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Archview LLC (Cityscape Residential)
Co-applicant:
Address:
Location: NWC of CR 600W & CR 600N
Request: Variance – Front-yard Setbacks
Existing Zoning: Cityscape PUD

YES ☒ NO ☐

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES ☒ NO ☐

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES ☒ NO ☐

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

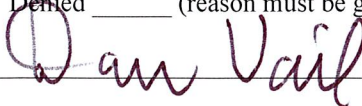
Conditions, if any, to granting this Variance: (1) The setbacks shall not be less than that shown in the Petitioner's presentation to the BZA, (2) This variance only apply to the multi-family residential primary structures, and (3) The petitioner commits to working with staff, through the Development Plan review process, to create a clear "line of distinction" between the natural area and maintained areas of the site.

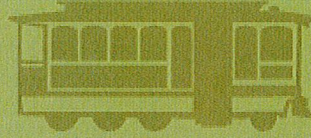
Reason, if denied:

VOTE: Granted ☒ Denied ☐ (reason must be given)

DATE: 3.1.23

SIGNATURE:





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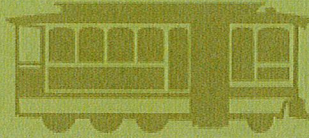
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DATE: 3.1.23

SIGNATURE: Brianne A. Schmeckel



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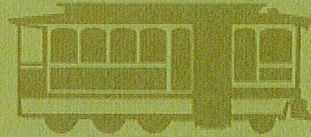
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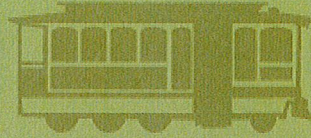
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BALLOT FOR DEVELOPMENT STANDARDS VARIANCE

Applicant: Coffee at the Crossing
Co-applicant:
Address: 7745 N 600W
Location:
Request: Variance – Wall Signage
Existing Zoning: CN

YES (☒) NO ()

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

YES (☒) NO ()

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

YES () NO ()

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Conditions, if any, to granting this Variance: (1) The max sign size for the north façade is limited to 55 SF, (2) The max quantity of signs on the north façade shall be one (1), (3) The sign placed on the north façade shall be as depicted in the Petitioner's Packet, and (4) Wall signage shall not be permitted on the west façade.

Reason, if denied:

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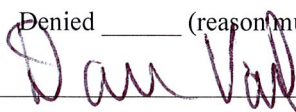
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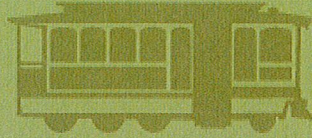
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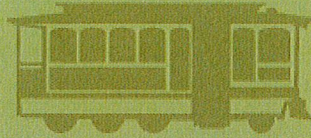
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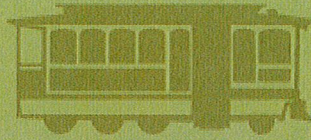
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DATE: 3.1.23

SIGNATURE: Brian A. Schuckenberg



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