

**McCordsville Board of Zoning Appeals**  
**Meeting Minutes**  
**July 5, 2023**

**Call to Order**

**Members Present:** Steve Duhamell, Corey Karn, Grant Adams, Dan Vail (arrived at 6:35 pm)

**Members Absent:** Brianne Schneckenberger

**Others Present:** Ryan Crum, Ethan Spalding, Rhonda Cook, Jennifer Pack

**Agenda Considerations**

Mr. Crum asked to formally move the minutes to the end of the agenda.

**Old Business**

**BZA-23-012, Blue Raven's request for approval of a Development Standards Variance for rooftop solar panels, located at 9975 N. Briarway Ln**

Mr. Spalding introduced the petition noting the location of the subject property and surrounding zoning.

Rich Gossiaux, the homeowner, said that only the HOA has a problem with it and he does not belong to the HOA. He stated that four houses in Highland Springs already have solar panels and that solar panels should be allowed without a hearing. He acknowledged that due to the location of the home, the panels are going to be visible from any direction.

Steve England, Blue Raven Solar, stated that Mr. Gossiaux was very concerned that the solar panels look good. He stated that most people won't notice the solar panels on the roof because they are watching the road. He noted that HOAs are concerned that solar panels will decrease value, but that data shows that solar panels increase the value of homes.

Mr. Karn asked if the petitioner is aware of the Staff conditions and accepts them. Mr. Crum noted that there is a typo in the conditions. The first condition should read, "All panels and other roof mounted components shall project no more than six (6) inches above the roof plane. Mr. Gossiaux said he does not have any issues with the conditions.

Mr. Crum asked that the letter of remonstrance from the HOA be treated as any other remonstrance since the HOA has no authority over this property.

Mr. Duhamell spoke on the HOA situation in Highland Springs.

**Floor Opened for public hearing**

No comments

*Floor closed for public hearing*

Mr. Vail made a motion that if approved, the amended Staff conditions would apply. Steve seconded. The motion passed 4/0.

Ballots were counted and the variance passed 4/0.

**New Business**

No new business

**Approval of Minutes**

Mr. Adams made a motion to approve the April 2023 minutes. Mr. Vail seconded. The motion passed 3/0/1. Mr. Duhamell abstained.

Mr. Adams made a motion to approve the May 2023 minutes. Mr. Duhamell seconded. The motion passed 3/0/1. Mr. Karn abstained.

Mr. Duhamell made a motion to approve the June 2023 minutes. Mr. Vail seconded. The motion passed 3/0/1. Mr. Adams abstained.

**Announcements**

The next meeting will be August 2, 2023, if needed.

**Adjournment**

There being no further business, the meeting was adjourned.