**McCordsville Board of Zoning Appeals**

**Meeting Minutes**

**December 4th, 2024**

**6:00**

**Roll Call  
Members Present:** Dan Vail, Grant Adams, Brianne Schneckenberger, Grant Adams   
**Members Absent**: Bryan Hurley  **Other members present**: Ryan Crum, Taft legal counsel representative, Allyson Hamlin

**Agenda considerations**Mr. Crum spoke on the Huff property agenda item.

*BZA-24-014, Jordan Groves' request for a Special Exception and Development Standard Variance(s) for a fitness center at 6383 W Broadway – THIS ITEM HAS BEEN WITHDRAWN*

**Approval of minutes**

**Vail motioned to approve with edits, meadows seconded.**

**Mr. Adams abstained because he was not present.**

**Old business**

**New Business**

*BZA-24-013, Cornerstone Companies' request for approval of Development Standard Variance(s) for wall signage at 5986 Main Street*

Mr. Crum shared the staff report.

Andrew Mattingly presented for Cornerstone. He stated that they agreed with the conditions.

**Ms. Schneckenberger opened the public hearing. No one chose to speak. Ms. Schneckenberger closed the public hearing.**

Mr. Adams asked if the existing sign will stay, the sign will stay but not illuminated.

**Mr. Vail made a motion to approve with the staff conditions, Mr. Meadows seconded, the board voted unanimously.**

*BZA-24-014, Jordan Groves' request for a Special Exception and Development Standard Variance(s) for a fitness center at 6383 W Broadway –* ***THIS ITEM HAS BEEN WITHDRAWN***

*BZA-24-015, Mario Perdue's request for approval of a Special Exception and Development Standard Variance(s) for an accessory structure at 6379 W 1000N*

Staff presented pertinent details to this petition and presented the findings of fact.

Mario Perdue shared his petition with the board for the observatory dome.

Mr. Vail asked what the overall height would be. Mr. Perdue answered that it could be about 7 feet, and the tallest would be possibly 10 feet.

**Ms. Schneckenberger opened the public hearing.**

Judy Corbit shared a concern about it being in the front of the subdivision.

Petitioner shared that the structure needs to be free of trees for visibility reasons and that he is leaning towards the round base and that it would be painted to match the house.

**Ms. Schneckenberger closed the public hearing.**

Staff is in support contingent on approval.

**Mr. Meadows made a motion to variance one, the accessory structure, with staff conditions, Mr. Adams seconded, the board voted unanimously.**

Mr. Perdue made a verbal commitment to the board that he would paint the structure to match the home.

**Mr. Vail made a motion to approve variance two, fence height, with staff conditions. Mr. Meadows seconded, the board voted unanimously.**

*BZA-24-016, Beazer Homes' request for a Development Standard Variance for fencing in the Colonnade subdivision*

Staff shared the petitioner’s request.

Matt Cunningham presented for Beazer Homes, shared that the fence will be removed once a home is built on that lot.

**Ms. Schneckenberger opened the public hearing. No one chose to speak. Ms. Schneckenberger shared the public remonstrance and closed the public hearing.**

**Mr. Vail motioned to approve variance one, with staff conditions and with a 3rd condition added, that the fence be removed once it has been developed. Mr. Adams seconded, the board voted unanimously.**

**Mr. Adams motion to approve variance two, with staff conditions, Mr. Meadows seconded, the board voted unanimously.**

*2025 Schedule of Meetings*

**Mr. Adams made a motion to approve 2025 meeting dates, Mr. Meadows seconded, the board voted unanimously.**

**Next meeting**

January 8th

**Meadows Motioned to adjourn, Mr. Adams seconded, the board voted unanimously.**