

McCordsville

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INDIANA

McCordsville Board of Zoning Appeals

Meeting Minutes

May 7th, 2025

6:00 PM

Roll Call

Members Present: Dan Vail, Brianne Schneckenberger, Kevin Dayhoff, Grant Adams

Members Absent: Brian Hurley

Other members present: Hollie Kinker, Ryan Crum, Beth Copeland – Legal Counsel, Allyson Hamlin

Agenda Consideration

None

Approval of minutes

Mr. Vail made a motion to approve March minutes, Mr. Dayhoff seconded, motion carries.

Old business

None

New Business

BZA-25-003, Kory Covington's request for a Special Exception and Development Standard Variance for an in-home daycare at 8696 N. Conti Court

Staff presented the home occupation.

Ms. Covington spoke about her interest in starting an in-home childcare. Shared that she has a plan for traffic management, including staggered drop-off and pick-up times.

Mr. Dayhoff asked for clarification on the number of children.

Ms. Covington stated that the State of Indiana gives those guidelines and child-to-staff ratios.

Ms. Schneckenberger asked about proposed hours of operation.

Mr. Dayhoff asked whether she had spoken with immediate neighbors.

Ms. Covington stated that she would be willing to speak with neighbors.

Ms. Schneckenberger opened the public hearing at 6:08PM.

Scott Hines shared that the HOA covenants prohibit in-home businesses, particularly those that increase traffic.

Elizabeth Jared, who has known Ms. Covington for ten years, expressed support and said she was very pleased with the care Ms. Covington has provided for her children.

The board noted that many letters of support had been received for Ms. Covington.

Ms. Schneckenberger asked what the next steps would be concerning the HOA covenants.

Mr. Crum clarified that the town's processes are separate from those of the HOA.

Ms. Copeland provided legal advice.

Mr. Vail stated that he would prefer Ms. Covington receive HOA approval before the board grants approval.

Ms. Schneckenberger closed the public hearing at 6:18 PM.

Mr. Dayhoff made a motion to approve pending the HOA approval along with the staff conditions of approval, Mr. Adams seconded, motion passed.

Mr. Dayhoff made a motion for the standard variance to allow more square footage, Mr. Adams seconded, motion passed.

BZA-25-004, MAP McCord LLC's, request for a Special Exception and multiple Development Standard Variances for a restaurant with a drive-thru at 6078 W Broadway

Staff presented the proposed project.

Morgan Highum represented MAP McCord, LLC, and stated that a meeting with INDOT is scheduled for the following week.

Ms. Schneckenberger raised concerns about parking and the drive-thru layout.

Ms. Highum stated that this would not be a drive-thru only location.

Ms. Schneckenberger asked about the number of employees; the estimate was 9-10.

There was discussion about the 28 parking spaces shown on the site plan.

Ms. Schneckenberger stated that a seating chart would be helpful.

Mr. Adams expressed concerns about the drive-thru facing the busiest street.

Mr. Crum provided additional details in response to the board questions and noted that the vacation of Indiana Street will take place at Council the following week.

Discussion followed regarding traffic flow, site access, and safety. Staff discussed the approval details and conditions contingent upon INDOT approval.

Ms. Schneckenberger opened the public hearing at 6:38 PM.

Dr. Scott Harbin, representing McCordsville Animal Hospital, spoke highly of Atlantic properties and staff but raised concerns about INDOT's potential decisions regarding traffic. He was especially concerned that the current median might extend westward. He also mentioned potential drainage issues from the new development and loss of traffic line-of-sight.

Dawn Justus, a local landowner, voiced concerns about access to her property, a barber shop next to the veterinary hospital.

Ms. Schneckenberger closed the public hearing at 6:44PM.

The board discussed drainage and possible screening to block headlights from shining onto Dr. Habrin's property.

Ms. Highum stated they would work with the town on a landscaping plan during the Development Plan process.

Mr. Crum added that INDOT currently has no plans to extend the median westward, though an eastward extension may be possible.

Ms. Schneckenberger stated this petition could be continued to allow more time to better understand the site and receive answers to the board's outstanding questions.

Mr. Adams made a motion to approve the drive-thru pending staff recommendations, Mr. Dayhoff seconded, motion carries.

Discussion about widening Broadway at some point in the future.

Mr. Adams approved the developmental standards with staff suggestions, Mr. Dayhoff seconded, motion carries.

Mr. Adams motioned to adjourn, Mr. Dayhoff seconded.

Next meeting

June 4th

Meeting was adjourned.