

# McCordsville

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### McCordsville Board of Zoning Appeals

#### Meeting Minutes

September 3<sup>rd</sup>, 2025 - 6:00 PM

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#### Roll Call

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

**Members Absent:**

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

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#### Agenda Consideration

**BZA-25-006, Bone Dry Roofing's request for a Development Standards Variance to allow solar panels on a street-facing roof, in a non-symmetrical panel grouping, at 8628 N Springview Dr**  
*THIS PETITION HAS BEEN WITHDRAWN BY THE PETITIONER*

#### Approval of minutes

**Mr. Adams made a motion to approve the August minutes, Mr. Dayhoff seconded, unanimous vote, motion carried. *Mr. Hurley abstained from voting.***

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#### Old business

None

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#### New Business

**BZA-25-006, Bone Dry Roofing's request for a Development Standards Variance to allow solar panels on a street-facing roof, in a non-symmetrical panel grouping, at 8628 N Springview Dr**  
*THIS PETITION HAS BEEN WITHDRAWN BY THE PETITIONER*

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**BZA-25-007, GT Real Estate, LLC's request for a Special Exception to allow a two-story duplex in the Old Town zoning district, located at 7547 N Form St**

- Staff presented their report and recommended approval with conditions.
- Erik Green, petitioner, presented and stated that 8 parking spaces should be feasible.
- Discussion followed regarding the alley; legal counsel suggested vacating the alley.
  - Ms. Schneckenberger opened the public hearing at 6:15 PM.
  - Kirby Mitchell expressed opposition to the special exception, citing concerns about the uncertain future use of the property.
  - Brian Grissim, 7575 Form Street, raised concerns regarding the overall scale of the proposed development.
- Staff reiterated that the conditions of approval apply to the property itself, not just the current landowner.
- Mr. Adams expressed support for new development but noted concerns about the size of the proposed building.
  - Ms. Schneckenberger reopened the public hearing at 6:26 PM.
  - Mr. Mitchell expressed concerns over future tenants.
- Ms. Schneckenberger referred back to the proposed conditions, and legal counsel explained the process if a zoning violation were to occur.
- Mr. Adams commented that allowing one duplex could potentially open the door to additional similar requests.

***Motion: Mr. Hurley made a motion to continue the petition, Mr. Dayhoff seconded, motion carried 4-1, Ms. Schneckenberger voted in opposition.***

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**BZA-25-008, Aaron Charles's request for a Development Standard Variance to allow solar panels on a street-facing roof, in a non-symmetrical panel grouping, at 6190 W Bayfront Shores**

- Staff shared their report.
- Aaron Charles shared his petition.
- Discussion about the placement of the solar panels.

- Ms. Schneckenberger opened and closed the public hearing at 6:49 due to no public in attendance.

***Motion: Mr. Vail made a motion to deny the variance and adopt staff findings; 4-1 Ms. Schneckenberger voted in opposition.***

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#### **Announcements**

- Ms. Kinker discussed having a special meeting later in the month with the board; possible dates included: September 22<sup>nd</sup>, 23<sup>rd</sup>, or 24<sup>th</sup>
- The board agreed on September 24<sup>th</sup> at 6 in the evening. The continued item could also appear at this meeting.

#### **Next meeting**

Special: September 24<sup>th</sup>, 6:00 PM

**Mr. Adams motioned to adjourn, Mr. Dayhoff seconded, meeting was adjourned at 7:00 PM.**