

**Minutes of the Special Meeting of the
McCordsville Board of Zoning Appeals**

April 25, 2022

Call to Order

Members Present: Brianne Schneckenberger, Steve Duhamell, Corey Karn

Members Absent: Dan Vail, Grant Adams

Others Present: Ryan Crum, Gregg Morelock, Jennifer Pack

Agenda Considerations

None

Approval of Minutes

A motion was made and seconded to approve the March 2, 2022 Minutes. Motion passed 3/0

Old Business

None

New Business

Blue Raven Solar's request for a Development Standards Variance to allow solar panels on a roof plan facing the street at 6830 W Denton Dr.

Marc Murnane of Blue Raven Solar presented on behalf of petitioner. He stated that the back side of the house has little solar availability due to the angle of the roof and the surround trees. He described the planned panels as black, non-reflective panels and noted that the homeowner had recently put black shingles on the roof which will allow the panels to blend in.

Mr. Crum stated that Staff are supportive of the petition with the conditions listed on the ballot. The petitioner agreed to the conditions.

The floor was opened for public comments.

There were no public comments.

The floor was closed for public comments.

Mr. Duhamel made a motion that if the Development Standards Variance is approved the following conditions will apply:

- 1) All panels and other roof components shall project no more than six (6) inches above the roof plane
- 2) All panels and other roof mounted components shall be mounted parallel to the roof plane
- 3) If the roof is replaced, the shingle color shall be of a similar color to the solar panels.

Ms. Schneckenberger seconded the motion. The motion passed 3/0.

The ballots were counted, and the petition was approved 3/0.

Crew Carwash's request for a Special Exception and multiple Development Standards Variances for a drive-thru carwash located at the southeast corner of W Broadway and CR N 700 W

Mr. Crum gave a brief overview of the Crew Carwash proposal and explained the proposed location of the carwash.

Michael Thompson presented on behalf of the petitioner. He stated that many of the variances are a result of how the carwash needs to be located on the parcel. He briefly reviewed each of the requested Variances and said that they are withdrawing Variances 5 and 10. Bill Dahm also spoke, stating that the tower is needed for branding purposes and use as an architectural feature.

Mr. Crum presented the Staff Report and explained the conditions that Staff has placed on the Variance requests. He noted that due to a change in proposed building materials, that the conditions for Variance #2 were removed. Mr. Crum stated that Staff has concerns about the tower. He stated that it looks out of scale with the building and that it is double the main building height and is of a material that is not used anywhere else on the building. He stated that the primary function of the tower is for signage and the Town's sign code prohibits that. Mr. Crum proposed that the building height be cut in half, no more than 8' above the parapet, and that a complimentary building material be used. Petitioners maintained that the current height was necessary to help attract impulse customers and that the location of the building on the site presented a hardship. Mr. Crum noted that the Meijer sign is 27' and this tower would be taller than that sign. Mr. Morelock noted that the ballot states 6' above parapet. Mr. Crum conceded that he is okay with 8' above parapet.

The floor was opened for public comments.

There were no public comments.

The floor was closed for public comments.

Special Exception for a Drive-Thru:

Ms. Schneckenberger made a motion that if the Special Exception be approved it be subject to the following conditions:

- (1) The queuing lane is screened with a low brick wall (the brick material matching the primary brick material on the building and stone cap) with wrought iron style faps with landscaping installed in the general location indicated on the Staff Exhibit.
- (2) The tower feature is revised to be no higher than eight (8) feet above the primary roof parapet wall and shall be of a brick or stone (not CMU) material.

Mr. Duhamel seconded the motion. The motion passed 3/0.

The ballots were counted, and the Special Exception was approved 3/0.

Development Standards Variance #1 – Service Bay Orientation

Mr. Duhamel made a motion that if Development Standards Variance #1 be approved it be subject to the following conditions:

- (1) A solid hedgerow is installed to screen the ingress bay door as shown on the Staff Exhibit.

Ms. Schneckenberger seconded the motion. the motion passed 3/0.

The ballots were counted and Variance #1 was approved 3/0.

Development Standards Variance #2 – Setbacks

The ballots were counted and Variance #2 was approved 3/0.

Development Standards Variance #3 – Foundation Sidewalks

The ballots were counted and Variance #3 was approved 3/0.

Development Standards Variance #4 – Parking

The ballots were counted and Variance #4 was approved 3/0.

Development Standards Variance #5 – Foundation Planting Beds

The request for a variance for foundation planting beds was withdrawn by Crew Carwash.

Development Standards Variance #6 – Accessory Structure Location

Mrs. Schneckenberger made a motion that if Development Standards Variance #6 be approved it be subject to the following conditions:

- (1) The accessory structure canopy shall include brick-wrapped columns. The brick must match the brick on the primary structure.
- (2) A three-dimensional cornice will be used on the accessory structure.

Mr. Duhamel seconded the motion. The motion passed 3/0.

The ballots were counted, and Variance #6 was approved 3/0.

Development Standards Variance #7 – Connector Sidewalk

The ballots were counted and Variance #7 was approved 3/0.

Development Standards Variance #8 – Wall Plane Articulation

Mrs. Schneckenberger made a motion that if Development Standards Variance #8 be approved it be subject to the following conditions:

- (1) The façade articulation, fenestration, and canopies/awnings shown on the petitioner's plans shall not be reduced.

Mr. Duhamel seconded the motion. The motion passed 3/0.

The ballots were counted, and Variance #8 was approved 3/0.

Development Standards Variance #9 – Façade Fenestration

Mrs. Schneckenberger made a motion that if Development Standards Variance #9 be approved it be subject to the following conditions:

- (1) The fenestration shown on the petitioner's plans shall not be reduced.

Mr. Duhamel seconded the motion. The motion passed 3/0.

The ballots were counted, and Variance #9 was approved 3/0.

Development Standards Variance #10 – Mechanical Screening

The request for a variance for mechanical screening was withdrawn by Crew Carwash.

Electronic Meetings Policy

Mr. Crum asked to continue this item to the next meeting.

Announcements

The next meeting will be May 4, 2022.

Adjournment

There being no further business, the meeting was adjourned.