

McCordsville

ESTD  1988

INDIANA

McCordsville Board of Zoning Appeals Meeting Minutes January 3rd, 2024

Members Present: Brianne Schneckenberger, Dan Vail, Grant Adams, Justin Meadows, Brian Hurley

Members Absent: N/A

Dan Vail absent at roll call, but was in attendance later in the meeting.

No agenda considerations

Old business:

None

New Business

BZA-23-018, Flor Martinez & Axel Alvarez's request for approval of a Special Exception to allow used car sales in the Old Town (OT) Zoning District at 8363 W Broadway

Staff presented.

Dan Vail arrived.

Axel Alvarez presented. Stated he has 17 years of business, no credit, no income, low cost car dealership.

Mr. Hurley asked about the name.

Mr. Alvarez stated they would be willing to change the name.

Discussion about parking, hours of operation, signage.

Ms. Schneckenberger opened the public hearing.

Mr. Robert Olson stated he was unprepared but had a worry with the car dealership coming to McCordsville. He had inquiries out, but no responses in time for the meeting.

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Paige Crighton, a newer resident, shared from the town's website the goals for the future for the Town of McCordsville and that a car lot does not seem to support those goals.

Kelly Ford stating that they do not have a desire to have a used car lot as residents and business owners in the town of McCordsville.

Ms. Justus requesting that the board approve the car lot as she is the property owner also questioned why there are other dealerships present, but not allowing another.

Public hearing closed.

The board read the letter provided by Kelly Ford.

Staff stated that they are not in support of this business as it does not align with the future plans of the town and the Broadway Corridor.

Petitioner discussed that there would be no mechanical work on site, the tax revenue he brings in and answered questions that the public asked; how titles would work and repossession of cars.

Staff stated that if there were mechanics on site, that would qualify as a total rezone for that property.

Staff presented that the other dealerships in the area, are legal non-conforming. The town is striving for a traditional main street atmosphere. Also, the town's zoning ordinance backs up the staff's stance on the car lot.

The board re-opened the public hearing.

Ms. Justus stated concern about the esthetics of the building. Asked about the short term goals for the area.

Staff stated that they have conveyed the vision for the Broadway corridor, what we are looking for is what is allowed in the zoning ordinance, and this would be a special exemption for that.

Mr. Olson stated that he agrees with the staff's vision on the future of Old Town and wanting it to stay historic, he stated that "boutiques and car lots cannot coexist".

Discussion on parking and number of cars to be allowed on the car lot.

The board voted and unanimously denied the special exception.

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Approval of December minutes, with editorial changes.

Mr. Vail made a motion to approve the December minutes, Mr. Adams seconded. The board voted unanimously.

Election of Officers

Mr. Adams made a motion for Ms. Schneckenberger as president. The board unanimously voted yes for Ms. Schneckenberger.

Ms. Schneckenberger nominated Justin Meadows for vice president. Mr. Adams seconded. The board voted unanimously.

Mr. Hurley volunteered as secretary. The board voted unanimously.

Ms. Schneckenberger entertained a motion for the meeting to be adjourned. Mr. Adams first, Mr. Vail seconded. The board voted unanimously.