**Board of Zoning Appeals**

**March 4, 2020**

**Members Present**: Dan Vail, Grant Adams, Jon Horton, Corey Karns

**Members Absent:** Steve Duhamel

**Others Present**: Gregg Morelock, Ryan Crum, Tonya Galbraith, Mark Witsman, Jennifer Pack, Ron Crider, Steve Gipson

**Oath of Officers:**

The only officer needing to take the oath is Steve Duhamel. This will be done at the next meeting.

**Election of Officers:**

Mr. Vail motioned to keep the current slate of officers. Mr. Horton seconded the motion. Motion passed 4/0.

The officers for the Board of Zoning Appeals are:

Chair: Cory Karns

Vice Chair: Steve Duhamel

Secretary: Grant Adams

**Agenda Considerations:**

Staff asked that the Board establish the Greenfield Daily Reporter as the public notice publication for the year. Mr. Crum noted that the Greenfield Daily Reporter is the only publication that meets the requirements.

Mr. Horton moved that the Greenfield Daily Reporter be established as the paper for public notices. Mr. Vail seconded the motion. The motion passed 4/0.

The Star Financial matter has been continued until the next meeting

**Approval of Minutes**

After reviewing the minutes from the August 7, 2019 meeting, Mr. Adams moved that the minutes be approved. Mr. Vail seconded the motion. The motion passed 4/0

**Old Business:**

No old business to discuss

**New Business:**

*BZA-20-001 Town of McCordsville Wastewater Treatment Plant Expansion Development*

Mr. Witsman, Town Engineer – Petitioning for eight variances for the expansion of the wastewater treatment plant. The current capacity is a half million gallons per day and we are expanding to 1 million gallons of per day. The expansion included adding 2 tanks, expanding maintain building, and building a new process building. Expansion included turbo blower in maintenance building, process building will house chemical tanks as well ----.

It is setback from all roads. The drive off of 600 W is substantial in length as is the drive off of 800 N. It sits adjacent to industrial use. The architectural requirements are to match what the existing buildings are. Will try to enhance the site and have discussed screening with Planning & Building. Screening will include the existing fence on the North property line and landscaping. Landscaping will be limited because of the underground utilities, but do have designated area where there is a mound specifically for screening.

Mr. Adams asked about the footprint outline. Mr. Witsman indicated the site plan on the screens and said that the Town is basically filling out the final footprint for this site. The ultimate plan for this site was to put a one ----- plant. This is the fifth expansion. Each one has doubled capacity.

Mr. Horton asked how long our current facility is sustainable and how long this expansion will sustain the town. Mr. Witsman replied that due to current capacity the plant is required to expand and the bids have already been put out and bids are due March 31 and the Town is going through a bond process that will be complete in June. How long this expansion will last depends on how fast the town grows. Mr. Witsman estimated 10 years for the expanded plant, but that they would likely do other upgrades between now and then. Mr. Crum added that the current plant is operating at 93% - 95% capacity.

Staff has no comments to add. Presented the variances requested:

1) Reduce rear yard setback (southern property line) from 15 ft to 10 ft

2) Mechanical screening – the whole site is mechanical, so normal requirement of screening each separately isn’t feasible. Instead the plan is to screen the entire site as much as possible.

3) Exterior materials aimed at commercial and retail projects- The request is to match what is there as a legal non-conforming structure

 Mr. Horton asked what is motivating this variance. Mr. Witsman replied that the desire to match existing architecture and also the appropriateness of the architectural requirements for a site like this. It is hidden and an industrial use and doesn’t seem to be a good use of tax payer money to try to meet the architectural standards.

4) Wall articulation – This is required for retail and office buildings, but this building is not going to be seen and adding wall articulation will create unusable space within the building

5) This is another variance request regarding exterior materials.

6) Roofing requirements (materials, pitch, and features) – They are attempting to match what’s out there

7) Foundation plantings – the whole site is mechanical and the workers need access to many portions of the building. Outside the building is a series of pipes and underground infrastructure. Plantings would hinder accessibility for maintenance and upkeep. In order to offset this requirement, the Town has committed to perimeter plantings. Mr. Crum indicated plans on a map shown on the screens.

8) The existing building is a legal non-conforming, therefore there needs to be a variance to expand it

Mr. Horton asked what is the future plan for when the site needs to expand again. Mr. Witsman indicated the site to the west is planned for future expansion. Part of the long term plan is to have the mounding and dense landscaping perimeter, plan some landscaping with each upgrade to increase density and fill in gaps.

Mr. Karns asked about noise level. Mr. Witsman stated that the loudest noise would come from the blower. He said that the existing blowers are within a sound enclosure inside the plant. The proposed turbo blower would be within a sound enclosure inside of the maintenance building. There is some sound that will be heard standing outside of the building, but it is diminished by the sound enclosure and the walls of the building. Matt (engineering firm) indicated that the blower is about 80 db inside building.

Mr. Adams asked about air that would exhaust out of the building. Matt replied that there would be some cooling air exhausted, but not a significant amount.

Mr. Horton and Mr. Adams asked about the setback variance. Mr. Witsman stated they asked for 10, but it will be closer to 14 feet, just for infrastructure that goes between the two buildings.

PUBLIC COMMENTS

Grinder Singh, property owner to the north of the site, asked for details about when the last expansion was and for clarification on screening to the Northside. Mr. Witsman responded that the last expansion was in 2009 and gave details about planned plantings along the north property line and the underground infrastructure and cell phone tower agreement that limits plantings.

Mr. Karns asked about locations of structural buildings. Mr. Witsman gave details about buildings, tanks, and lights.

Mr. Morelock advised that the only motion that would need to be made is in regard to Variance #7, that if it’s passed it would be subject to staff recommendations.

Mr. Vail moved that if Variance #7 is approved, it be subject to staff recommendations. Mr. Horton seconded the motion. Motion passed 4/0.

VOTE TALLY

Variance 1 Passed 4/0

Variance 2 Passed 4/0

Variance 3 Passed 4/0

Variance 4 Passed 4/0

Variance 5 Passed 4/0

Variance 6 Passed 4/0

Variance 7 Passed 4/0

Variance 8 Passed 4/0

**Announcements:**

The next meeting will be April 1, 2020.

**Adjournment**

There being no further business meeting was adjourned