

**Board of Zoning Appeals
Meeting Minutes
August 4, 2021**

Call to order and Roll Call

Members Present: Cory Karn, Steve Duhamel, Grant Adams, Dan Vail, Brianne Schneckenberger

Members Absent:

Others Present: Ryan Crum, Assistant Town Manager - Planning & Building; Gregg Morelock, Town Attorney; Jennifer Pack, Administrative Assistant

Agenda Considerations

None

Approval of Minutes

Mr. Vail made a motion to approve the minutes from the June 8, 2021 meeting. Mr. Adams seconded the motion. The motion carried 4/0. Mr. Duhamel abstained.

Old Business

None

New Business

BZA-21-002, Request for Special Exception for a Home Occupation at 6615 Aberdeen Dr.

Mr. Crum presented the staff report, stating that the request for a licensed home day care is allowed by code as a Home Occupation with a Special Exception. He explained that the state requires a letter from the local municipality saying it is allowed. He also noted that the listed conditions of approval do not need to be adopted by the members, but they are they are just suggestions from Staff.

The petitioner, Mayra Navarro, presented her plans for a licensed in-home daycare, saying that she will not exceed 8 children and will only have children between the ages of 3 to 8. The day care will operate between the hours of 7 am to 6 pm. She stated that she has reviewed the conditions suggested by Staff and agrees to them. Ms. Navarro also presented a picture of a wooden playset that she is considering installing in the backyard.

Board members asked the petitioner general questions about the play set she had planned and if she would be installing a fence.

Public Comments

Peter Lafay, a neighbor, asked about signage and the amount of traffic this would generate. Ms. Navarro stated that she would not have any signage and said that any additional traffic would be during drop off and pick up. She reiterated that she's only going to have between 3 and 8 children, so there shouldn't be that much additional traffic.

Mr. Crum presented the Staff Report, stating that Staff recommends approval as presented with the following three conditions:

- 1) Any equipment used by the home occupation must be approved by the BZA.
- 2) The petitioner maintains the state license for the duration of the home occupation.
- 3) The petitioner must comply with the home occupation criteria listed in Section 4.14 of the Zoning Ordinance.

Mr. Vail made a motion to accept the conditions as presented as well as approve the playset as presented or similar. Ms. Schneckenberger seconded the motion. The motion passed 5/0.

The ballots were tallied, and the Special Exception passed 5/0.

BZA-21-003, Request for Development Standards Variance for Firefighter Temporary Housing at 7580 Form St.

Mr. Crum introduced the proposed variance, stating that the property is allowed to have a municipal use by special exception. The Fire Department is asking to bring in a 14' x 66' trailer to house up to three first responders. While the department would prefer the trailer sit on the south lot, due to setback issues, they are asking for it to sit on the north lot for at least two years. Mr. Crum stated that by code, temporary use is only allowed for 120 days. Mr. Crum stated that staff has recommended two conditions if the variance is passed. Those are:

- 1) The initial timeframe for the variance is 2 years with an unlimited number of 1-year extensions, approved 1 year at a time by the BZA.
- 2) The use of the trailer is limited to the housing of firefighters and other first responders assigned to the on-site fire station

Mark Elder, Deputy Chief Vernon Township, presented the formal request for a development variance for the McCordsville Fire Department. He stated that the department is on track to hire full time staff and the current station is not designed for housing. He stated that they hoped to have a new firehouse within 2 years.

The Board, Mr. Crum and Chief Elder discussed the requested location versus the preferred location on the south lot. Mr. Elder noted that the south lot is the preferred location because utility hook-ups are on that side, but the setbacks present a problem. Mr. Crum suggested that the Board vote on the petition in front of them, and if it is approved and the utilities do present a problem on the northside, the Petitioner come back and request a setback variance for the south lot.

Mr. Vail asked if the timeframe was two years from approval or two years from installation. Mr. Crum said it was two years from approval. Chief Elder stated that the trailer is in stock so it can be installed quickly.

There were not public comments.

Ms. Schneckenberger made a motion that if the Variance were approved, it be subject to the staff recommendations. Mr. Duhamel seconded the motion. The motion passed 3/0 with Mr. Vail and Mr. Adams recusing themselves.

The ballots were tallied, and the variance was approved 3/0 with Mr. Vail and Mr. Adams recusing themselves.

Announcements

The next meeting is September 1, 2021, if needed

Adjournment

There being no further business, the meeting was adjourned.