Tuesday, December 17, 2024, 7:00 p.m.

Richard J. Pasco Council Chambers, City Hall

10 S. State St, Greenfield, IN 46140

Board of Zoning Appeals (BZA) President, Mike Terry, called the meeting to order at 7:00 p.m.

Monica Evans, took Roll Call with the following members present:

Gary Warner

Paulette Richardson

Joe Lonnemann

Mike Terry

Aaron Greenwalt

Nonmembers present:

Donna Butler, Associate Planner

Monica Evans, Secretary

A motion was made by P. Richardson to approve the November 2024 minutes with corrections, seconded by J. Lonneman. Motion carried 5-0.

**NEW BUSINESS:**

**CU24-05: 2754-2776 N. State St.**  KS Real Estate Holdings, Convenience Store is requesting a conditional use approval for a convenience store with gas station and a variance to allow a dumpster enclosure in a front yard in the Commercial North District.

D. Butler gave the staff report. She stated that this property was replatted in 2023 when the new Starbucks was being developed. This location will be developed as a convenience store and gas station that will be approximately 7200 square feet in size. They will have some groceries, prepared foods and gas. There will be 30 outdoor seats and they will be on the front side of the store.

There is a Development plan and Plat approval that has been filed for the Plan Commission as they will also need that approval to proceed. The City Engineer reviewed the plans and advised that the right in and out on Opportunity Parkway should be removed due to concerns for U-turns around the median on Opportunity Parkway.

Sidewalks are also required on all 3 sides of the property. Parking will be reviewed again during the Development plan review. There are 3 stacking spaces for the drive thru and they will need 2 waiting spots for the drive thru. The lighting plan will be submitted with the development plan and will be reviewed then. A sign plan was also not submitted with this petition and will be submitted with the development plan.

Refuse will be located on the west side of the building and a variance is needed for the location as the property has 3 front yards. The neighboring Starbucks also has the dumpster on the west side as this is an unusual site since there is no true front yard. Staff is recommending approval with the conditions listed in the staff report. They are also asking for a variance for a fence. It will be a screened opaque fence for the refuse area.

Brian Touhey came forward and was sworn in by A. Greenwalt. He gave a power point presentation showing the details of the project and landscaping. He stated that some of the landscaping may need to be removed due to conflicting utilities in the right of way on Eagleston Drive.

A motion was made to approve the conditional use by G. Warner and seconded by J. Lonnemann. Motion carried 5-0.

A motion was made to approve the variance by P. Richardson and seconded by A. Greenwalt. Motion carried 5-0.

**CU24-06: HD Mize Rentals 853 W. Fifth St.**  is requesting a conditional use approval for 2 three-unit apartment buildings.

D. Butler stated that the homes that were previously on these lots were tore down in 2014 and have been vacant since that time. She said all the apartments will be 1-bedroom units. There will be 9 parking spaces in total for each building. The Petitioner will be combining lots to create the space for the needed parking. One and a half parking spaces are required per unit, so the amount of parking is adequate for each unit. The parking areas will be screened with landscaping on the east and west sides.

D. Butler advised that the City Engineer has waived the requirement for a sidewalk along the street. There will also be 2 street trees planted once construction is completed. Staff is recommending approval with conditions listed in the staff report. J. Lonnemann asked what type of trash containers they will have. D. Butler advised that the trash will be in regular toters and taken to the street on trash day. She also noted that the elevations will be reviewed during the permitting process.

Mr. Mize came forward and was sworn in. He stated that the residents will all use the trash cans and they (Mize’s) pay for trash service. P. Richardson asked about handicap accessible units. He stated that the door widths of each unit will be wide enough for a wheelchair to go thru. asked about too much dirt on site and drainage. Mr. Mize stated that the dirt will not be much higher than it is now once everything is completed and leveled out. Mr. Mize was also asked how much rent would be and he stated that it will be about $1050 per month. When asked about the timeframe, Mr. Mize stated they will start as soon as possible and once they start it will take about 6 months to complete.

A motion was made to approve the conditional use by J. Lonnemann and seconded by A. Greenwalt. Motion carried 5-0.

A motion was made to adjourn by J. Lonnemann and seconded by P. Richardson. Motion carried 5-0.