CU24-03 620 Apple St., Hancock County 4H Agricultural Association, Inc. Applicant, - requests a Conditional Use approval to expand a public recreation facility, known as the Hancock County Fairgrounds with the construction of a new structure for storage and future restroom facility, zoned RU-Residential Urban 38 acres +/-

EXHIBITS:
Site plan file dated February 9, 2024
Building Plans file dated February 5 2024

Aerial Map of Proposed Project Location

Surrounding Uses

North "RU" Residential Urban, Hancock Co Ag Assoc./Purdue Extension Office
South "PK" Park, Indiana National Guard Armory
East "RU" Residential Urban, Single Family Dwellings/VFW Post
West "RU" Residential Urban/"PK" Park, Maples Trailer Park/Riley Park

Site History

The Hancock County Fairgrounds has operated on this site for over 60 years. In addition to two existing show arenas there are three pole barns housing 4-H farm animals, an Exhibition Hall with an office, an additional pole barn type structure, a food court, food shops, an outdoor stage and seating, and a log cabin. A 104,000 square foot open area is reserved for the carnival along Apple Street. A multi-purpose open air arena and a grass parking area exist on the north side of Park Avenue. Grassy parking areas are also located on the south side of Park Avenue, mostly in the flood plain areas on the west end of the property. Historically, there have not been any conditions placed on this property to meet the requirements of the Greenfield Stormwater Control Ordinance or the Environmental Quality Ordinance. In 2013 the Ag Association was granted approval by the Board to construct a horse arena. That project did not come to fruition.

Current Proposal

The petitioner is now seeking approval to expand the outdoor recreational use with a storage building, to be known as West Commons, that will contain public restrooms in the future. The construction type is a

pole barn. The proposed location of West Commons is north of the Pioneer Building where two other structures once sat. One of these structures was in disrepair and presented a liability, therefore it was recently demolished. The other moved to a temporary location for the construction phase. Once construction of West Commons is completed the existing structure will be placed 10 feet to the north. These buildings are of similar use and will act as one structure per the International Building Code. The structure has received a Construction Design Release from the State of Indiana and made application for an Improvement Location Permit. The petitioner has stated that they will be installing landscaping around the foundation of the structure.

The proposed public restrooms will not be constructed with the initial project. The petitioner is asking that the approval expiration of one year be extended to two years based on the advice of staff. The purpose of this request is to avoid returning to the Board in a short time frame to request the restroom use in what will be an existing structure. The petitioner is aware that they will need to seek an additional Construction Design Release and Improvement Location Permit for the installation of the restrooms.

CONDITIONAL USE FINDINGS

Section 155.094 of the Greenfield Zoning Ordinance addresses the approval procedures for conditional uses. The Board of Zoning Appeals shall approve or approve with conditions conditional use petitions "if the Board finds that the proposal complies with any specific regulations governing individual conditional uses, and that satisfactory provision and arrangement has been made concerning the following, where applicable:"

(a) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire and catastrophe.

Findings: There is adequate traffic flow and access for traffic and emergency response vehicles on the public right-of-way and the location of the improvements will not alter the current patterns of traffic on the site.

(b) Off-street parking and loading areas, with particular attention to the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.

Findings: The proposed project does not make changes to or impede the current off-street parking areas.

(c) Refuse and service areas.

Findings: The proposed project does not make changes to the current refuse and service areas.

(d) Special screening and buffering with reference to type, dimensions, and character.

Findings: The improvements are located within the center of the site where two other structures once sat, therefore staff finds that screening or buffering is not necessary. Staff does find that landscaping around the foundations of the structures is appropriate and lends to the enjoyment of the outdoor recreation use.

(e) Signs and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.

Findings: No signs are noted in the application.

(f) Additional setback distances, yards, and other open space.

Findings: The structures are well within the required setback distances in both the UDO and IBC. There is no need for additional setbacks and there is sufficient open space on the property.

(g) General compatibility with adjoining properties, with reference to site development standards designed for their mutual protection and the environmental harmony of the district.

Findings: This proposal will not negatively impact the compatibility of the property with surrounding parcels. The new structure is replacing one that already existed and will enhance the use of the property once the restrooms are installed.

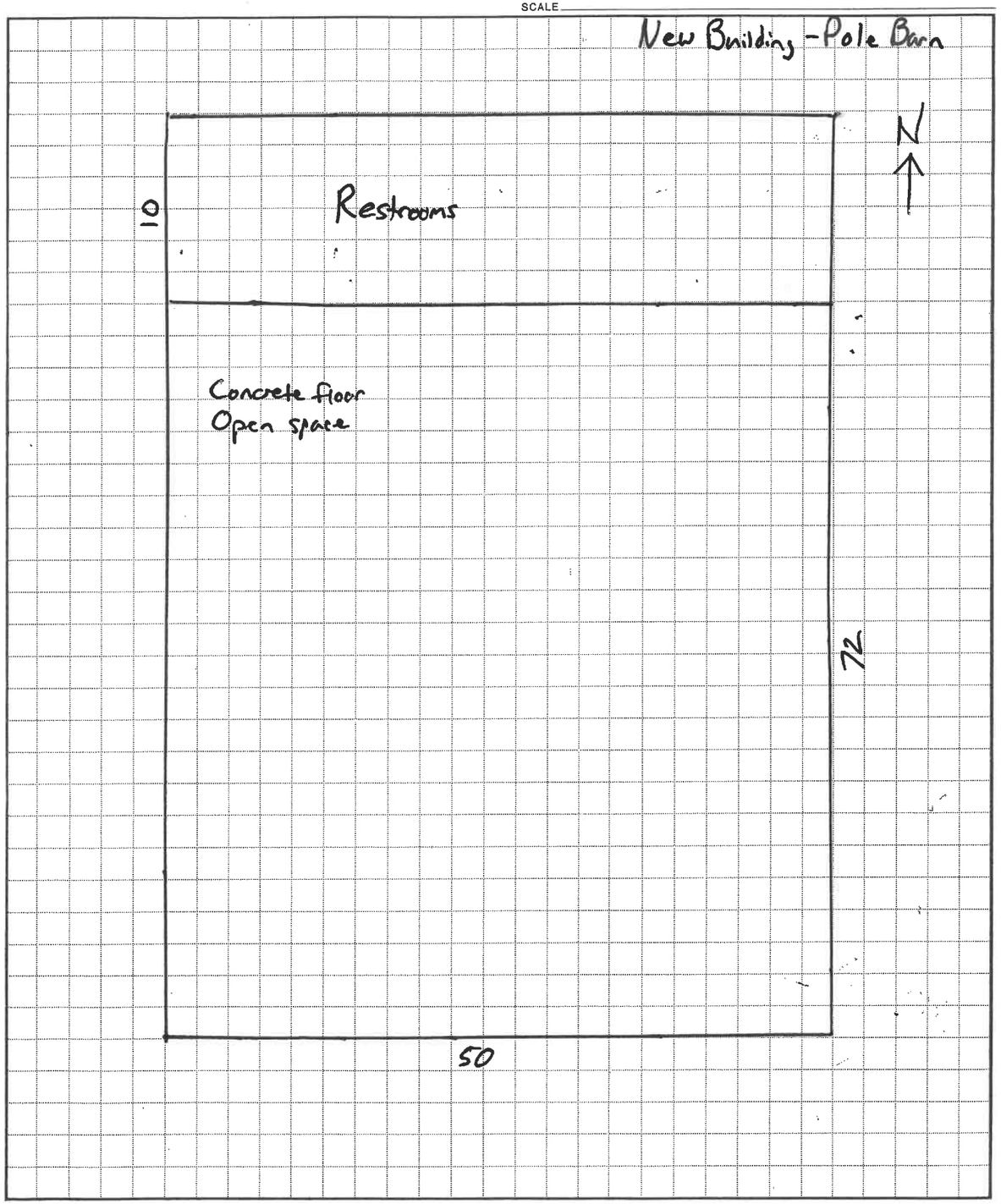
All conditional use approvals shall be considered to be conditional approvals. The Board shall have the authority to impose specific conditions as part of its approval in order to protect the public health, and for reasons of safety, comfort, and convenience (e.g., to ensure compatibility with surroundings.) Conditional use approval applies to the subject property and may be transferred with ownership of the subject property dependent upon the provisions and conditions prescribed by or made pursuant to the Zoning Ordinance.

Staff Recommendation: Approve the conditional use to expand the public recreation facility, known as the Hancock County Fairgrounds with the construction of a new structure for storage and future restroom facility and to extend the expiration of the approval to two years with the following conditions:

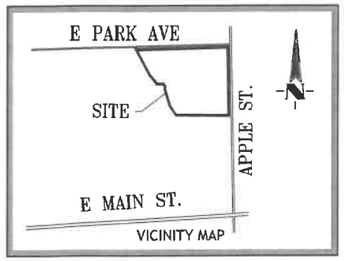
1. All necessary Construction Design Releases and Improvement Location Permits be obtained for both the new structure and the future installation of restrooms.
2. A landscape plan be submitted to staff for review/approval and installed before receiving a Certificate of Occupancy for the improvements.

JOB West Commons - Ag Association
SHEET NO. Conditional USE
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

New Building - Pole Barn



PART OF N.E. CORNER S.W. 1/4 SECTION 33-T16N-R7E
Center Township, Hancock County, Indiana



NOTE: THE PROPOSED RESIDENCE IS IN A SPECIAL FLOOD HAZARD IN ZONE "X" PER THE FEMA FLOOD INSURANCE RATE 18059C0142D MAP NUMBER , DATED DECEMBER 04, 2007. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE

NOTE: ALL STOCK PILES TO BE REMOVED

NOTE: ANY DISTURBED AREA LEFT UNDISTURBED FOR 15 DAYS SHALL REQUIRE TEMPORARY SEEDING

811 Know what's below. Call before you dig.

SCALE: 1"=60'

NOTE:
1.) EROSION CONTROL MEASURE MUST BE FUNCTIONAL AND MAINTAINED THROUGH CONSTRUCTION.

2.)SEDIMENT DISCHARGE AND TRACKING FROM LOT SHALL BE MINIMIZED.

3.) ADJACENT LOTS DISTURBED BY AN INDIVIDUAL LOT OPERATOR MUST BE REPAIRED AND STABILIZED.

4.) CHANGES OR DEVIATIONS TO THIS PLAN SHALL BE SUBMITTED TO THE CITY OF GREENFIELD FOR APPROVAL.

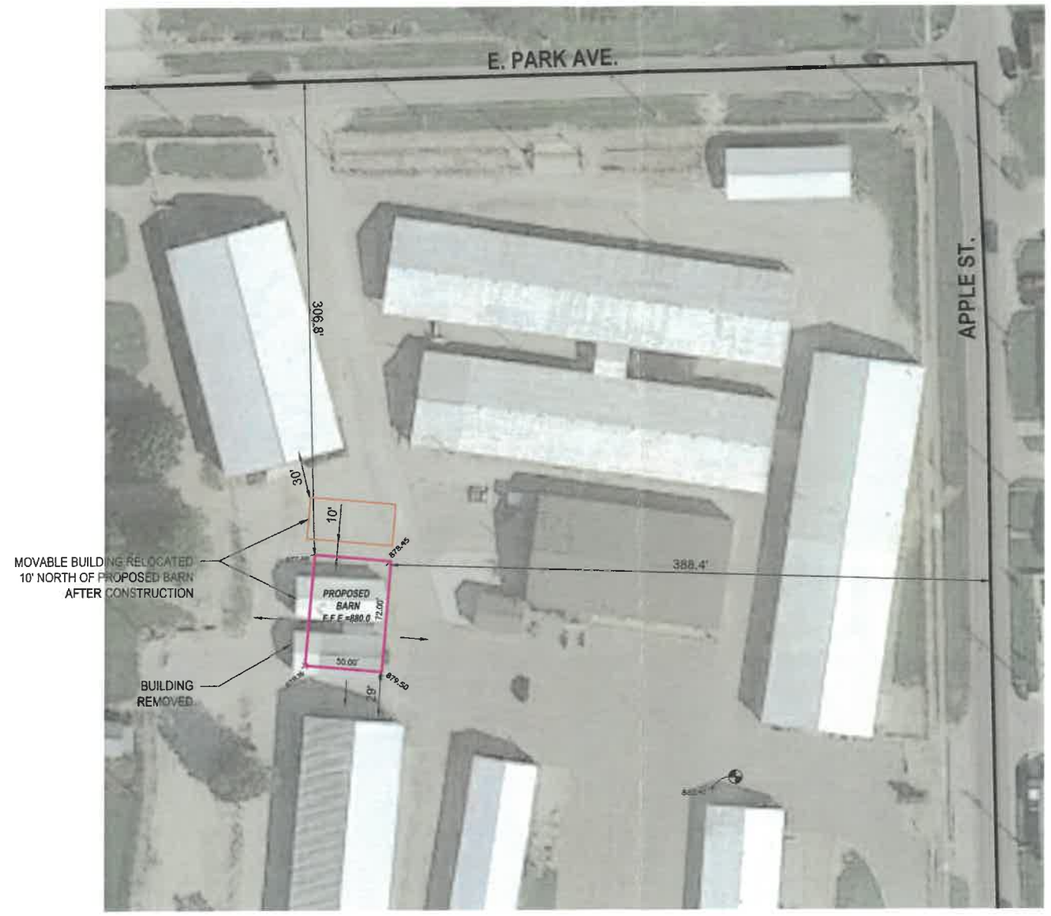
5.) THE INDIVIDUAL LOT OPERATOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURE UNTIL THE LOT IS STABILIZED. THE OPERATOR MUST COMPLY WITH ALL REQUIREMENTS OF THE STORM WATER MANAGEMENT ORDINANCE OF THE CITY OF GREENFIELD, INDIANA.

BENCH MARK INFORMATION:

TBM = TOP OF PAVEMENT ELEVATION = 882.42

CONSTRUCTION DRIVE :
TEMPORARY CONSTRUCTION DRIVE TO COMPLY WITH CITY OF GREENFIELD ORDINANCES.

BASE FLOOD ELEVATION: 868.4 (NAVD88)



LEGEND

- SB — DENOTES SOIL BORE
- +00.0 — DENOTES EXISTING GRADE ELEVATIONS
- 000.0 — DENOTES PROPOSED FINISH GRADE ELEVATION
- DENOTES PROPOSED DRAINAGE FLOW
- DENOTES TEMPORARY BENCHMARK
- DS — DENOTES STOCK PILE AREA
- U — DENOTES UNDISTURBED AREA
- PS — DENOTES PERMANENT SEEDING
- SB — DENOTES STRAW BALE DAM (OR APPROVED EQUAL)
- SF — DENOTES SILT FENCE (OR APPROVED EQUAL)
- DENOTES TEMPORARY CONSTRUCTION ENTRANCE (EXISTING DRIVE)

NOTE: CONTRACTOR TO COMPLY WITH ALL APPLICABLE SECTIONS OF THE "INDIANA HANDBOOK FOR EROSION CONTROL IN DEVELOPING AREAS" PUBLISHED BY THE DIVISION OF SOIL CONSERVATION, INDIANA DEPARTMENT OF NATURAL RESOURCES, OCTOBER 1992, FOR THE PROPER INSTALLATION AND MATERIALS USED FOR ALL EROSION CONTROL MEASURES SHOWN ON THESE PLANS.

I, the undersigned Registered Land Surveyor, hereby certify that I have conducted a survey to establish A Plot Plan of proposed improvements and to the best of my knowledge, information and belief this drawing is an accurate representation of that survey.

CERTIFIED: 1-31-2024

KENNETH GREGORY GARRISON REGISTERED LAND SURVEYOR, RLS29300014

KENNETH GREGORY GARRISON REGISTERED LS29300014 STATE OF INDIANA LAND SURVEYOR

REVISION NO:	DATE:
	/ /

1990 N Meridian Road
Suite A
GREENFIELD, IN 46140
OFFICE: 317-462-4055
MJ GIBSON LAND SURVEYING

Prepared For:
STEVE ELSBURY
8 WEST MAIN ST.
P.O. BOX 581
GREENFIELD, IN. 46140

Project Name: ELSBURY 4-H BUILDING

Sheet Title: PLOT PLAN

DATE:	1-31-2024
DRAWN BY:	MW
CHECKED BY:	KG
SCALE:	1" = 60'
PROJECT NO:	24-029

SHEET NO: 1

Plotted:Jan 31, 2024 - 11:44am: AutoCAD 1
Drawing name: G:\shortcut-targets-by-id\1-BigNVB0tmIXLaSuSEX1_q6JYe8QTkmCCMJ Gibson\HGS Projects\2024\24-029 Elsbury - 4\H24-029 Elsbury Steve.dwg