Tuesday, February 18, 2025, 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

The first item on the agenda was to nominate officers for 2025. A motion was made to continue with G. Morelock & associates as the attorney and Secretary as Monica Evans.

A motion was made for M. Terry to continue as President and P. Richardson as Vice President. Motion carried 5-0 for all appointments.

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

**NEW BUSINESS:**

**VA25-01: NE corner of Progress Parkway, Accolade Investment Group.**  Is requesting approval of a variance of use to allow a multi-family apartment community in the BP-Business Park district.

D. Butler gave the staff report. She stated that the apartments will have many amenities for its residents. They will have a walking trail, open areas, a dog park, pool and club house. There will be 240 units with those being studios up to 3-bedroom apartments.

They will also have 120 garage spaces available for tenants to rent. Some are attached and some are detached.

On the design plans that were submitted there is a 6-foot fence that was approved in 2022 but is missing on the current plans. That fence will be a condition of approval. The fence is to be along the north side of the property to shield the residences that will be behind the development.

D. Butler said that since the Development was approved in 2022, the UDO has changed and it has made a hardship for the Petitioner. It also will not adversely affect the Comprehensive Plan. Staff is recommending approval.

Rob Tole, Petitioner came forward and was sworn in. He stated that their debt is now secured and they have the equity in place to start Building. They are planning to start in mid-April.

When asked about garages, he stated that the garages will be fully enclosed and some are under the units. There are also separate garages that can be rented by any unit. The different types of units will be dispersed throughout buildings.

He was also asked about rent prices. He stated that the average is $1500, garages will be $125 per month. Mr. Tole also stated that they have committed to the materials and elevations that were submitted. The exteriors will be masonry and fiber cement board siding. They will also not be allowing boat or RV parking within the parking lot.

A motion was made to approve the Variance by J. Lonneman and seconded by P. Richardson. All questions were asked and a 5-0 motion was made on all. Motion carried 5-0.

A motion was made to adjourn by G. Warner and seconded by A. Greenwalt. Motion carried 5-0.