Tuesday, May 20, 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

Mike Terry

Aaron Greenwalt

Members Absent: Joe Lonnemann

Nonmembers present:

Donna Butler, Associate Planner

Monica Evans, Secretary

Gregg Morelock, Attorney

At 7pm, President M. Terry called the meeting to order.

A motion to approve the meeting minutes from April was made by P. Richardson and seconded by G. Warner. Motion carried.

**NEW BUSINESS:**

**CU25-02 625 Green Meadows Drive Greenfield Central School Corp.**  is requesting approval of a conditional use for a daycare, zoned CN-Commercial North.

D. Butler gave the staff report. She stated the building was built in 1993 and had previously been used for an assisted living and nursing care. She stated the daycare will have infants to 3-year-olds. There will be a total of 26 children and 10 employees. The hours of operation will be from 6am to 6pm.

There will be 5 parking spaces in front for drop off and pick up. There will also be 10 parking spots for staff on the back side of the building. In that parking area they will install a turn around area for the Fire Department.

The building will include rooms for each age group, a support staff area, reception area, restrooms and a mother’s room. A 6-foot-tall fence will also be installed in the backyard area for refuse screening. There will be new landscaping installed, but they will be leaving the mature trees in the play area.

The School will not be installing a sidewalk along Green Meadows Drive. The City Engineer stated that it is not necessary as there are no other adjoining sidewalks in the area. Staff is recommending approval of the conditional use.

Nate Day of GCSC came forward and was sworn in. He stated that they have received a state release for completing the improvements. He was asked if the daycare providers will be licensed. He said per the state guidelines, their employees do not have to be licensed, since it is school based. However, their employees will be CPR certified. They will also have a dedicated cook on site. He said the maximum number of kids they can take care of is 26 and they have 8 to 12 signed up for daycare currently.

He was also asked if there will be a nurse on site. He said the nurse if just a few blocks away if needed but will not be onsite full time.

A motion was made to approve by A. Greenwalt and seconded by G. Warner. Motion carried 4-0.

**CU25-03 225 Gaslite Lane, The Landing of Hancock County** is requesting approval of a conditional use for a non-profit organization meeting space, zoned RM-Residential Moderate.

D. Butler gave the staff report. She said the building was built in 1968 and has previously housed a daycare, office space and group home. The Landing is a place for resources and group therapy. The parking will not change as there is on street parking. They have a meeting once a month that around 30 people show up for. A lot of individuals walk and others are bussed in with their private bus. There are currently 7 parking spaces. One will be designated for handicap use and they will be creating 2 parking spaces for their busses. They will also be adding a privacy fence for outdoor gatherings.

The Landing will also provide commercial grade ashtrays for refuse. No landscaping plans have been provided. There were also no signs included in the conditional use application either. Staff is recommending approval of the conditional use.

Tami White came forward and was sworn in. She said that on Wednesday evenings they have 10-12 individuals come in for meetings and once a month they have 30 for a social event. They have 2 volunteers that pick-up attendees if needed. For social events, they will not have music or anything of that nature outdoors. It will all be inside. Per D. Butler the Police Department stated they don’t have any problems with the individuals at their current location.

A motion was made to approve the conditional use G. Warner and seconded by M. Terry. Motion carried 4-0.

A motion was made to adjourn by P. Richardson and seconded by A. Greenwalt. Motion carried 4-0.