Tuesday, June 17, 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

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 May was made by P. Richardson and seconded by G. Warner. Motion carried.

**NEW BUSINESS:**

**CU25-04 810N. Broadway, Greenfield Central School Corporation** is requesting approval of a conditional use to replace an electronic variable message sign.

D. Butler gave the staff report. She stated the current sign is outdated and was installed in 2009. The Petitioner is wanting to move the main sign to their new entrance. The sign is 6 feet tall and 14 foot wide and made of brick and aluminum. The sign will not affect ingress/egress, nor will it affect parking. The sign will also be landscaped with a 2-foot minimum in width around the sign. Staff recommends approval of the conditional use with the conditions of obtaining sign permits and the landscaping.

H. Olin, Petitioner, came forward and was sworn in. He said that D. Butler explained everything and they have no issues with the conditions. The school is hoping to move traffic to the new entrance.

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

**CU25-05 & VA25-02 1875 E. Main St. Steve Craney,**  is requesting approval of a conditional use for an auction facility and a variance to allow outdoor storage. .

D. Butler gave the staff report. She stated the location of the building is on the East side of town in what was formerly the Big Blue Store and most recently, Bomgaars. She said previously the outdoor storage at this location was not screened. The Petitioner is wanting to change the use to part auction facility and part tool rental. The fenced in area on the East side is where the outdoor storage will be. The area will be used for the auction and for tool rental.

The Petitioner wants to reuse the current fence and add screening. The UDO stated no chain link fences, but with the screening it will be an improvement to what it currently looks like.

There is sufficient parking for both uses. There will be auctions inside and outside on occasion. The noise should meet the requirements of the noise ordinance. There will be no outside events after 10pm and lighting will stay the same.

The fenced area will need to be maintained in an orderly manner and no items in the fenced area will be higher than the fence.

Steve Elsbury, representative of the petitioner came forward and was sworn in. He stated most of the auctions will be online. They will have a few in person auctions but majority will be online. The petitioner is ok with the conditions listed in the staff report.

M. Terry asked about the screening for the fence and asked if there would be any signage on the fence. Per D. Butler there will not be any sort of signs on the fence screening per the UDO.

P. Richardson asked about the hours of the tool rental will be Monday through Friday 8am to 5pm. The hours for the auction house will have pick up no later than 6pm.

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

A motion to approve the variance was made by P. Richardson and seconded by J. Lonnemann. After all questions answered, motion carried 5-0.

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