

Fortville Board of Zoning Appeals (BZA)

Meeting Minutes

Tuesday, 8.29.2024 – 6:30 PM

OPENING OF MEETING

Called to order at 6:30 PM by Amandia Jeschke.

ROLL CALL

Members Present: Rick Jacobs, Nathan Sturdevant (via Zoom), Amandia Jeschke, Earl Bolander Jr.

Members Absent: Dan Justus

Town Staff Present: Alex Intermill – Town Attorney (via Zoom), Adam Zaklikowski – Planning and Building Director, Elizabeth McCreight – Recording Secretary

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion to approve – E. Bolander Jr. 2nd - R. Jacobs. Carried 4-0.

APPROVAL OF MINUTES

Motion to approve July meeting minutes – R. Jacobs. 2nd – E. Bolander Jr. Carried 4-0.

OLD BUSINESS

Case No. VAR-05-2024 – 750 W Garden Street – Flatrock Self-Storage – To consider petition from Don Fisher seeking approval of variances pertaining to setbacks, buffer yards, etc.

Staff Presentation

A. Zaklikowski gives presentation including plans and images.

- Variances Needed:
 - #1 of 6 - East setback/buffer yard - Applicant desires 18' wide setback/landscaped area plus 15 spruce trees, along with existing trees.
 - #2 of 6 – South setback/buffer yard – Applicant desires 45' wide setback/landscaped area.
 - #3 of 6 – Southwest setback/buffer yard – Applicant desires 10' wide setback area, 0 trees.
 - #4 of 6 – West setback along Shaw St – Applicant desires 5-10' wide setback area.
 - #5 of 6 – Sidewalk width in front of building – Applicant desires 5'-6' wide sidewalk.
 - #6 of 6 – Relief from installing curbs along Garden and Shaw St.

- Concept Site Plan was approved by Plan Commission on June 25, subject to Variance approval of BZA. Concept Landscape, Elevations, and Lighting were also approved by Plan Commission.

Staff Recommendation - Approve

Board Questions-

R. Jacobs – asked for explanation of curbing

A. Zaklikowski – ordinance requires curbs to be installed where a project is located, but petitioner is requesting relief.

A. Jeschke – would curbs be required later with any road improvement?

A. Zaklikowski – petitioner would not be required later if relief was granted this evening.

Petitioner Comments – Plan to construct the same site plan and buildings as previously approved. Asking for curb relief because they believe it will cause damming of water.

Public Response – None

Government Response – None

BZA Motion – Motion to approve – E. Bolander Jr. 2nd – R. Jacobs. Carried 4-0.

NEW BUSINESS

Case No. VAR – 06-2024 – 746 Commerce Parkway – Crown Coatings

Staff Presentation

A. Zaklikowski gives presentation including plans and images.

- Applicant desires a 50' wide driveway (ordinance is 28'), requesting relief from curb install, and a parking lot repair/extension.

Staff Recommendation - Approve

Board Questions –

A. Jeschke – Asks what current parking lot material is and if drainage will be required with improvements?

A. Zaklikowski – Gravel currently and petitioner is working on drainage.

R. Jacobs – Will parking lot be required to be paved?

A. Zaklikowski – Yes, parking lot will be blacktop.

Petitioner Comments – Michael Crouse, Owner, requesting a 60' driveway because of growing traffic issues and a curb cut (A. Zaklikowski says that the curb detail should be addressed with town manager/public works).

Public Response - None

Government Response - None

BZA Motion - Motion to approve with notation of increasing the entrance to 60' - R. Jacobs. 2nd – E. Bolander Jr. Carried 4-0.

Case No. VAR-07-2024 – 102 S. Merrill Street – Rivers Financial

Staff Presentation

A. Zaklikowski gives presentation including plans and images.

- Applicant requesting approval to use previous residential home for Rivers Financial, a tax & accounting office.

Staff Recommendation - Approve

Board Questions

R. Jacobs – Any architectural changes and parking lot changes?

Travis Rivers says they plan to bring building up to all ADA requirements and pave parking lot.

Petitioner Comments – Travis Rivers says business will be low impact, low traffic, and plans to make it long term.

Public Response – None

Government Response – None

Staff Comment- A. Zaklikowski – recommends adding paving the parking lot as a condition.

BZA Motion - R. Jacobs motions to approve with condition that parking lot is to be paved or concreted. 2nd – E. Bolander Jr. Carried 3-0. A. Jeschke – Abstained.

Case No. VAR-08-2024 – 217 E. Michigan Street

Staff Presentation

A. Zaklikowski gives presentation including plans and images.

- The applicant is requesting addition to be closer to the west side property line than the required 6 feet.

Staff Recommendation - Approve

Board Questions

A. Jeschke – Confirming previous owners were the ones who put on the addition?

A. Zaklikowski – Current owners only installed siding; did not put addition on house.

Petitioner Comments - Matt Hill, Occupational Therapist, applied for permits and found out that there was a previous stop work order on the house. Realized the addition was put on without permits and is too close to property line so applying for variance.

E. Bolander
R. Jacobs – Asked about gutters

M. Hall – Gutters and down spouts have been installed.

Public Response

Angel Thompson – 205 E Michigan Street – Concerned applicant’s house is too close to property line.

R. Jacobs asked A. Thompson about drainage issues but they appear to have none.

Government Response -None

BZA Motion - E. Bolander Jr motions to approve. 2nd – R. Jacobs. Carried 4-0.

Case No. VAR-09-2024 – 3249 W. 1000 North – Debo Cook Lot 3

Staff Presentation

A. Zaklikowski gives presentation including plans and images.

- Applicant requesting approval of a south setback of 10 feet (side yard).

Staff Recommendation - Approve

Board Questions

Petitioner Comments

Ryan Rediger – Engineer and Surveyor. Reiterated that there will be no impact on drainage.

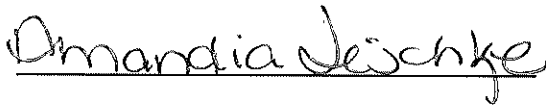
Public Response - None

Government Response - None

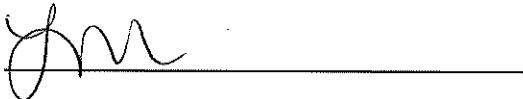
BZA Motion - E. Bolander Jr motions to approve. 2nd – R. Jacobs. Carried 4-0.

ADJOURN

Motion to adjourn at 7:50 PM – R. Jacobs. 2nd – E. Bolander Jr. Carried 4-0.



Amandia Jeschke, BZA President



Elizabeth McCreight, Recording Secretary