

Fortville Board of Zoning Appeals (BZA)

Meeting Minutes

9.26.2024 – 6:30 PM

Opening of Meeting

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

Roll Call

Members Present: Rick Jacobs, Nathan Sturdevant, Amandia Jeschke, Earl Bolander Jr.
Town Staff Present: Alex Intermill – Town Attorney (via Zoom), Adam Zaklikowski – Planning and Building Director, Elizabeth McCreight – Recording Secretary

Pledge of Allegiance

Moment of Silence for Dan Justus

Approval of Agenda

Motion to approve – N. Sturdevant. 2nd - R. Jacobs. Carried 4-0.

Approval of Minutes

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

New Business

Case Nos. SE-03-2024 and VAR-10-2024 – 2479 W 900 N - Longfellow – To consider a Special Exception for an Accessory Dwelling Unit (ADU) within the R3.5 zoning district and to consider a Variance for a 26’ tall ADU instead of a 23’ maximum allowed by Ordinance at 2479 W 900 N.

Variance Dropped. Contractor realized he mistyped heights. The ADU will be 23’ and the house is 26’ tall so no variance needed.

Staff Presentation

A. Zaklikowski gives presentation including plans and images.

- Request: Property owners Kristen & Matthew Longfellow would like to construct an ADU for their family relative. The ADU would be about 800 SF.

Staff Recommendation - Approve

Board Questions - A. Jeschke – Asked about typical size of ADU allowance, what type of foundation and what new address will be?

A. Zaklikowski – ADUs are allowed to be 850 under the ordinance. Unsure about foundation and address but can reach out to fire department for address protocol.

Petitioner Comments – No comments.

Public Response – None

Government Response – None

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

Comments – A. Zaklikowski will reach out to fire department, but he usually assigns addresses. Options can be numbers or suite.

Case No. VAR – 11-2024 – 738 W. Broadway St – Moon Drops Distillery – to consider a variance for a 15’ east setback for expanded accessory structure instead of 30’ as required by Ordinance.

Staff Presentation

A. Zaklikowski gives presentation including plans and images.

Request: Applicant, Mark Pressley, is seeking a Development Standards Variance and approval of a 15’ east setback instead of 30’ as required for a 3,300 SF expansion of rickhouse. Also asking for no Buffer Yard.

Staff Recommendation - Approve

Board Questions – A. Jeschke asked about windows. M. Pressley said no windows because it will just be storage, but open to installing windows if board requests.

N. Sturdevant clarifies no buffer yard request. A. Zaklikowski confirmed applicant is requesting 15’ setback with no buffer yard.

Petitioner Comments – Mark Pressley – allowing the building to be built on the east side will make building more attractive and allow for a future building on the west. The addition will share a wall with current building to minimize setback request.

Public Response - None

Government Response - None

BZA Motion - Motion to approve – N. Sturdevant. 2nd – R. Jacobs. Carried 4-0.

Case No. VAR-12-2024 – 3103 W. 1000 N – Trackside – To consider a Use Variance for Medical/Dental/Chiropractic Uses, Professional & Personal Services, and Health Center/Gymnasium Uses within the Industrial -2 (I-2) Zoning District for the Trackside development (formerly known as Store-Mor).

Staff Presentation

A. Zaklikowski gives presentation including plans and images.

- Applicant requesting Variance to allow for a CrossFit gym and chiropractic office.

Staff Recommendation - Approve

Board Questions – N. Sturdevant asked if sufficient parking? A. Zaklikowski – engineer made reasonable assumptions about parking, but project wasn't intended to be a commercial strip plaza. Plan Commission approved architecture and layout for self-storage usage, not with strip plaza in mind. Parking could become a problem if they convert the entire building so if board is inclined, could put a cap on number of units allowed to change usage.

A. Jeschke – concerns about commercial use with sprinkler and building codes, etc. A. Zaklikowski – buildouts will have tenant improvement permits and believe they have a State Design Release.

Scott Eiker, contractor – They do have a state release for both tenants. Units have firewalls so do not require sprinklers. Design release includes the individual units to have different uses.

A. Jeschke – Confirming that the zoning lines up with our town's Comprehensive Map.

Petitioner Comments – Scott Eiker – parking is sufficient. A. Zaklikowski – with every new tenant with a change of use build out, a permit is required, and parking would be assessed.

Public Response – Joe Renner, Town Manager – asked about signage for these businesses? S. Eiker – no plan to have signage right now.

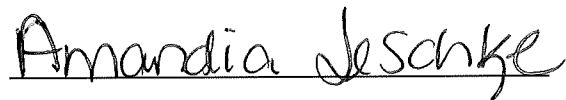
Government Response – Tonya Davis confirmed that this plaza is zoned right for comprehensive map.

BZA Motion – N. Sturdevant motions to approve. E. Bolander – 2nd. Carried 4-0.

Staff Comments- A. Zaklikowski reiterated that this passes for entire property, not just singular building.

Adjourn

Motion to adjourn at 7:25 PM – R. Jacobs. 2nd – E. Bolander Jr. Carried 4-0.



Amandia Jeschke, BZA President



Andy Williams, Recording Secretary