

Fortville Board of Zoning Appeals (BZA)

Meeting Minutes

06.26.2025 – 6:35 PM

(Time stamps in parentheses to match up with time on meeting video)

Opening of Meeting

Called to order at 6:35 PM by Nathan Sturdevant

Roll Call

Members Present: Sean Simmons, Earl Bolander Jr., Nathan Sturdevant, Rick Jacobs, Joe Murphy

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

Pledge of Allegiance

Approval of Agenda

Motion to approve – E. Bolander Jr. 2nd - S. Simmons. Carried 5-0.

Approval of Minutes

Motion to approve February meeting minutes – E. Bolander. 2nd – S. Simmons. Carried 5-0.

New Business

Case No. VAR-03-2025 – 1200 E Broadway St. – Earthworks/Property Pros

To consider a request by Joshua Springer of Property Pros to allow a Use Variance for a Contractor's Warehouse Use within a proposed metal building for equipment storage for Earthworks Outdoor Tree Service east of Property Pros near 1200 E Broadway Street (Parcel #30-02-11-200-001.001.017)

Staff Presentation: Adam Zaklikowski (6:50):

- Property is zoned Residential 3.5 (R3.5)
- Construct 9 metal buildings on 14 acres in total, building in phases
- Wyndstone resident asking for screening since buildings are in view from their property, avoid light pollution

Board Questions and Comments (21:17):

Bolander – Does the milling go across county line?

Zaklikowski – Yes, it goes to 2 properties deep

Sturdevant - Since this is not concept plans, will that have to come before planning commission for reviews

Zaklikowski - Yes, commercial development

Petitioner Comments (23:07):

Eric Rector, Owner and President of Earthworks Outdoor – Fortville is a good central location for our business. We want our equipment to stay indoors in a way that looks nice as well

Joshua Springer, Owner of Property Bros - This is a concept design, we just want to show the bank that we have approval from the town first before financing project and getting in final designs. 36 employees currently.

Board Questions for the Petitioner (24:32):

How many employees do you have?

Rector - 8 employees total, goal is to have a total of 3 crews. Not past 15. Not a retail place, only employees coming in and out.

At what point would you know how many buildings you need?

Rector - Quickly, once this is approved

Public Comments and Questions (31:06):

Jennifer Westfall, Wyndstone resident – Concerned about equipment sounds/lighting

Petitioner Rebuttal (36:20):

Zaklikowski – Those will be covered by site plan down the road

Springer – Always consider the neighborhood in all projects we do, want neighborhood to know that this step towards positive development

Additional Comments (44:03):

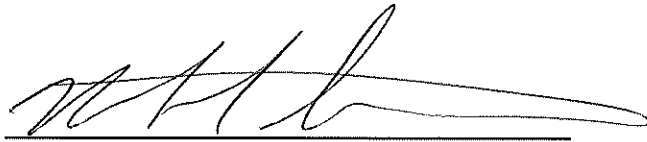
Alex Intermill – Berm or mounding, If the BZA would like to consider as a condition, make that a subject to approval to drainage calculations

BZA Motion - Motion to approve use variance for contractors' warehouse –J. Murphy 2nd R. Jacobs. Carried 5-0.

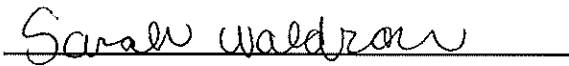
BZA Motion - Motion to approve to allow for metal buildings and residential 3.5 – E.
Bolander 2nd R. Jacobs. Carried 5-0.

Adjourn

Motion to adjourn at 7:26 PM R. Jacobs 2nd S. Simmons –. Carried 5-0.

A handwritten signature in black ink, appearing to read "Nathan Sturdevant", written over a horizontal line.

Nathan Sturdevant, BZA President

A handwritten signature in black ink, appearing to read "Sarah Waldron", written over a horizontal line.

Sarah Waldron, Recording Secretary