

Fortville Board of Zoning Appeals (BZA)

Meeting Minutes

09.25.2025 – 6:30 PM

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

**Opening of Meeting**

Called to order at 6:30 PM by Nathan Sturdevant

**Pledge of Allegiance**

**Roll Call**

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

Members Absent: Sean Simmons

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

**Approval of Agenda**

Motion to approve – R. Jacobs, 2<sup>nd</sup> – J. Murphy. Carried 4-0.

**Approve the Minutes from the August 2025 Meeting**

Motion to approve – E. Bolander, 2<sup>nd</sup> – R. Jacobs. Carried 4-0.

**New Business**

**Case No. VAR-05-2025 – 750 W Garden St**

To consider a modification to a Development Standard Variance pertaining to the south setback for the Flatrock Self-Storage project.

*Staff Presentation: Adam Zaklikowski*

- 11 Self storage buildings under construction right now
- Reduce south setback along railroad crossing due to plat error
- Buildings remains outside Duke Energy Easement

On August 29, 2024, the BZA approved a Variance pertaining to the south setback along the CSX railroad tracks. The BZA allowed 45' with some landscaping. However, the applicant has determined based on research that there was an error on the plat concerning the actual location of the railroad ROW property. In reality, it is 8' closer to the proposed

building. Therefore, to keep the southern building in the same location, a setback of 37' would be needed instead.

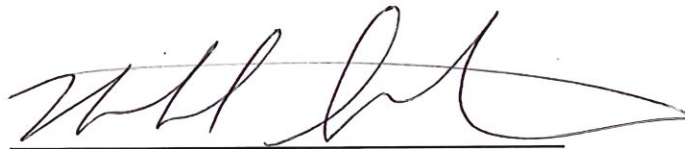
*Petitioner Comments*

Don Fisher, Inside Engineering – Clarified that the railroad right-of-way descriptions had been misunderstood for over a century due to changes from a single track to two tracks, and that historical plats since 1915 had been incorrect. Using original railroad documents from the National Archives, the team confirmed the actual property lines, allowing the building to remain in its originally planned location without redesigning the project.

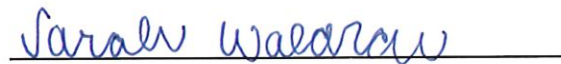
BZA Motion- Motion to approve – E. Bolander, 2<sup>nd</sup> – J. Murphy. Carried 4-0.

**Adjourn**

Motion to adjourn at 6:44 – J. Murphy. 2<sup>nd</sup> – R. Jacobs . Carried 4-0.

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

Nathan Sturdevant, BZA President

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

Sarah Waldron, Recording Secretary