



Board of Zoning Appeals City of Crawfordsville, Indiana

City Building
300 E. Pike Street, 2nd Floor
Crawfordsville, IN 47933

September 18, 2024 at 7:00 PM Meeting Minutes

The City of Crawfordsville Board of Zoning Appeals met as scheduled on Wednesday, September 18, 2024 at 7:00 p.m. in the Common Council Chambers of the Municipal Building. Board members present were: Ron Henricks, Allen Slight, Shelle Wheeler, and Mac Petty. Member Joyce Burnette was not in attendance. Others in attendance were: Megan Huckstep, Director of Planning & Building Services; Kent Minnette, City Attorney of Taylor, Minnette, Schneider & Clutter; and Katie Fisher, Executive Assistant, Planning & Building Services.

Ron Henricks called the meeting to order at 7:00 p.m. and the roll was called.

Meeting minutes from August 21, 2024 were presented for consideration. Mac Petty moved to approve the minutes as presented. Shelle Wheeler seconded. Motion passed 4-0.

1602 E Wabash Avenue – Ratcliff Homes – DSV 0139

There were no items of old business. Planning Director Megan Huckstep reviewed the staff report presented to the Board concerning petition DSV 0139 submitted by Ratcliff Homes who was requesting a development standard variance from the fence and wall standards of the City Zoning Ordinance in an R-3, residential zoning district at 1602 E Wabash Avenue. The findings of fact are as follows:

1. *The approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

No, the approval of these variance will not be injurious to the public health, safety, morals, and general welfare of the community.

2. *The need for the variance was not self-created.*

The need for the variance would not be considered self-created, because the lot is located behind other rows of homes, creating a unique layout; however it could be considered self-created because the developer/owner created the lot by splitting the property to make a buildable lot and constructing the fence without obtaining approval and permits.

3. *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.*

Staff does not believe the use and value of the area will be affected in a substantially adverse manner because the fence is located in the rear yard of the neighboring properties. Many of these homes in the area already have 6 ft. privacy fences in their backyards. If anything, a privacy fence in the front yard could affect the value of the petitioner's property.



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4. *The strict application of the terms of this Chapter will result in practical difficulties in the use of the property.*

The strict application would only require that the height of the structure not exceed 3.5 feet in front of the home and that the fence non-structural façade of the fence outward or a shadow box fence be constructed so the structure or posts of the fence were located inside the façade of the wood fence structure.

Jim Ratcliff came forward representing the petition. Mr. Ratcliff felt that the fence provided privacy for everyone in the area.

With no members of the public present for comment, Mac Petty made a motion to approve the development standard variance. Allen Slight seconded. Motion passed 4-0.

488 Concord Road – IRA Whiskey LLC – DSV 0140

Ms. Huckstep reviewed the staff report presented to the Board concerning petition DSV 0140 submitted by IRA Whiskey LLC who was requesting a development standard variance from the signage standards of the City Zoning Ordinance in an I-1, industrial zoning district at 488 Concord Road. The findings of fact are as follows:

1. *The approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

No, the approval of the variance will not be injurious to the public health, safety, morals, and general welfare of the community.

2. *The need for the variance was not self-created.*

The need for the variance could be considered self-created but if you add the width of the warehouse and event center together the rather than just using the 90 feet width of the warehouse for the principal building, the variance for the total allowable square feet of signage would not be needed. In addition, the covenants for the Commerce Park allows for a sign at both street entrances, while the City Zoning Ordinance does not, which requires the variance.

3. *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.*

Staff does not believe the use and value of the area will be affected in a substantially adverse manner. No lighting should be intrusive to the neighboring property owners. A lighting plan should be submitted as part of the plan review process.

4. *The strict application of the terms of this Chapter will result in practical difficulties in the use of the property.*

The strict application of the terms of this Chapter will not result in practical difficulties in the use of the property, but it would be anticipated that the nature of the facility would have signage in relation to its size, be accommodating to guests who do not



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know the area with directional signage as well as be visually apparent and appealing within an industrial park area.

Bailey Stultz came forward representing the petition. Shelle Wheeler confirmed there would be no line of sight issues.

David and Christy Evans, 100 Johnson Drive, came forward to offer comment. Mr. and Mrs. Evans made clear that they did not have any opposition to the petition. However, they did have concerns regarding safety in the area due to all the new development next to a residential area.

With no more members of the public present for comment, the Commission deliberated amongst themselves. Allen Slight moved to approve the development standard variance. Shelle Wheeler seconded. Motion passed 4-0.

With no further business, the meeting adjourned at 7:42 p.m.

Minutes Approved: 10.16.2024

Joyce Burnette

President

Don Hemrick

Member

Allen Slight

Member

Shelle Wheeler

Member

Mac Pitty

Member