



Board of Zoning Appeals City of Crawfordsville, Indiana

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

November 20, 2024 at 7:00 PM Meeting Minutes

The City of Crawfordsville Board of Zoning Appeals met as scheduled on Wednesday, November 20, 2024 at 7:00 p.m. in the Common Council Chambers of the Municipal Building. Board members present were: Joyce Burnette, Ron Henricks, Allen Slight, Shelle Wheeler, and Mac Petty. 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.

Joyce Burnette called the meeting to order at 7:00 p.m. and the roll was called.

Meeting minutes from October 16, 2024 were presented for consideration. Ron Henricks moved to approve the minutes as presented. Mac Petty seconded. Motion passed 5-0.

502 Bluff Street – Delbert Maxwell – UV 0096

Under items of old business, the Board considered petition UV 0096. With no one present to represent the petition and no additional information received, Mac Petty moved to table the petition. Ron Henricks seconded. Motion passed 5-0.

2326 S US Highway 231 – Closure Systems International – DSV 0142

With no more items of old business, the Board continued with new business. Planning Director Megan Huckstep reviewed the staff report concerning petition DSV 0142 submitted by Closure Systems International who was requesting a development standard variance from the height requirements of the City Zoning Ordinance for silos as accessory structures in an I-1, industrial zoning district at 2326 S US Highway 231. 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.*

Approval of the development standard variance would 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 development standard variance would not be considered self-created. This property was already developed and needs to expand their existing operations. Staff is taking the height standards into consideration as part of the ordinance revisions with the proposed Unified Development Ordinance that is in draft form and should be considered in 2025.

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.*

The use and value of the area adjacent to the property included in the variance should not be affected in an adverse manner. The commercial/industrial facility is existing.



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The silo/bins would be an accessory to this existing facility. The Petitioner has taken this expansion into consideration and included a screening between the expansion of the silo/bins and the proposed residential subdivision to the east of the facility.

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 could result in practical difficulties in the use of the property.

Ms. Huckstep stated based on the findings, Staff would recommend approval of the variance as presented with the green giant arborvitae screening along the east property line.

Brad Bennett came forward to represent the petition. Mr. Bennett did not have comments in addition to the information provided in the staff report. He addressed questions and comments from the Board. After brief discussion, Allen Slight moved to approve the development standard variance. Ron Henricks seconded. Motion passed 5-0.

With no further business, the meeting adjourned at 7:17 p.m.

Minutes Approved: Dec. 18, 2024

Joyce Bunnette
President

Shelle Wheeler
Member

Mac Petty
Member

Ron Henricks
Member

Allen Slight
Member