



## **Board of Zoning Appeals City of Crawfordsville, Indiana**

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

### **December 18, 2024 at 7:00 PM Meeting Minutes**

The City of Crawfordsville Board of Zoning Appeals met as scheduled on Wednesday, December 18, 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 November 20, 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Under items of old business, Joyce Burnette stated that petition UV 0096 had been withdrawn at this time. Katie Fisher noted speaking with Mr. Maxwell on 12/12/2024 at 10:45 a.m., at which time he notified her of the withdrawal. Ms. Fisher requested written notification of the withdrawal.

#### **453 E South Boulevard – Weihe Engineers c/o Brad Schoeff – DSV 0143**

Continuing with items of new business, Planning Director Megan Huckstep reviewed the staff report concerning petition DSV 0143 submitted by Weihe Engineers who was requesting a development standard variance from the lot and yard requirements of the City Zoning Ordinance for an addition to an existing convenience store in a B-3, business zoning district at 453 E South Boulevard. 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.**

The approval of this variance will not be injurious to the public health, safety, morals, and general welfare of the community, unless the fire code cannot be met. Any recommendation for approval from staff would be conditional upon compliance with building and fire code requirements.

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

The need for the variance could be considered self-created, however the building and property were already developed and due to the unique circumstances of the



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site and building the addition to the north-east seems to be the only available option for the petitioner.

**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. The use is existing and improvements will be made to the building and property that should be benefit to the surrounding area.

**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 ordinance would make an addition to this property difficult and less efficient. However, staff would note that the building and fire code requirements will still need to be met.

Ms. Huckstep stated based on the findings, Staff would recommend approval of the development standard variance.

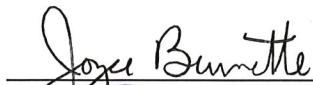
Brad Schoeff, Weihe Engineers, came forward representing the petition. Along with him, representatives from the general contractor on the project, T&W, were present. Mr. Schoeff reported that there is a water line on the east side. He reported that with utilities in the area, the existing tanks and canopies, the expansion to the northeast would be the best option.

There were no members of the public present for comment.

After discussion amongst the Board, Allen Slight moved to approve the development standard variance. Ron Henricks seconded. Motion passed 5-0.

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

Minutes Approved: 3.19.25

  
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President

  
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Member



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*Allen Shigt*  
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Member

*Shelle Wheeler*  
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Member

*Mac Foley*  
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Member