



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

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

### **July 16, 2025 at 7:00 PM Meeting Minutes**

The City of Crawfordsville Board of Zoning Appeals met as scheduled on Wednesday, July 16, 2025 at 7:00 p.m. in the Common Council Chambers of the Municipal Building. Board members present were: Malcolm Petty, Joyce Burnette, Allen Slight, Ron Henricks, and Shelle Wheeler. Other 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 June 18, 2025 were presented for consideration. Ron Henricks moved to approve the minutes as presented. Mac Petty seconded. Motion passed 5-0.

#### **903-905 E Jefferson Street – Juan Garcia – UV 0103**

Continuing with items of new business, Planning Director, Megan Huckstep reviewed the staff report concerning petition UV 0103 submitted by Juan Garcia who was requesting a use variance from the schedule of uses to allow a single family residence in an I-2, industrial zoning district at 903-905 E Jefferson Street. The findings of fact are as follows:

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

The use variance should not be injurious to the public health, safety, morals, and general welfare of the community. However, staff will emphasize that this area is zoned industrial. Industrial uses have operated from the site and continue to operate surrounding the property.

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

The use and value of the area adjacent to the property included in the use variance could be affected; however the County records show this property being assessed currently as residential.

**3. Whether the need for the use variance arises from some condition peculiar to the property involved?**

The need for the variance should not arise from some condition peculiar to the property.



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

### **City Building**

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

#### **4. Whether the need for the variance was not self-created?**

The need for the use variance would be considered self-created. The property is zoned industrial. The Petitioner is wanting to convert and add on to the existing structure for a single-family residential home in an industrial zoning district.

#### **5. Whether the strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought?**

The strict application of the terms of the zoning ordinance would not constitute an unnecessary hardship if applied to the property. There are many uses permitted in the industrial zoning district. The property owner has owned the property since 2013.

#### **6. Whether the approval does not interfere substantially with the Comprehensive Plan?**

The Future Land Use map of the Comprehensive Plan shows this property as Future Industrial; therefore approval of the variance would interfere with the Comprehensive Plan.

Ms. Huckstep stated based on the findings Staff would recommend denial of the use variance.

Ricky Garcia was present representing the petition.

There were no members of the public present for comment.

The Board asked the Petitioner whether he would be agreeable to record a document with the property stating that upon transfer or sale, the property would revert to an industrial use. The Petitioner agreed. After some additional discussion, Allen Slight moved to approve the use variance with the condition that the Petitioner have a document recorded stating the property would revert to an industrial use upon sale or transfer. Shelle Wheeler seconded. Motion passed 5-0.

### **1905 Lebanon Road – First Baptist Church – DSV 0145**

Board member Allen Slight recused himself due to a personal conflict.

Continuing with items of new business, Ms. Huckstep reviewed the staff report concerning petition DSV 0145 submitted by First Baptist Church who was requesting a development standard variance from the signage standards and regulations to allow an electronic changeable copy sign in an R-1, residential zoning district at 1905 Lebanon Road. The findings of fact are as follows:



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

### **City Building**

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

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

No, this approval will not be injurious to the public health, safety, morals, or 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. This property has been zoned residential and a church is a permitted use in the residential zoning district. There is an existing pole sign on the property that the Petitioner has indicated has been erected since 1998. The Petitioner is requesting to upgrade the sign to an electronic changeable copy sign that would actually be smaller in size and height than what is existing. If the church property was zoned business, the proposed sign would exceed the requirement for an electronic changeable copy sign from a residential zoning district and use and would satisfy all of the other requirements for an electronic changeable copy sign.

**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 would not be affected in a substantially adverse manner. The property is surrounded by business zoning as well as other business uses. It is also a fairly large piece of property totaling 18.98 acres and located on a state highway and major thoroughfare into the city.

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

No, the strict application of the terms of this chapter would still allow the property to be used as it is currently used. The church wishes to upgrade their sign that will actually be smaller in size than the pylon sign that exists. Staff would also note that the city is working towards a new unified development ordinance that will have new guidelines for signage as well as a new zoning map. While this is not final and has not started the review and adoption phase, staff believes this location would likely be zoned more in line with its use, such as an institutional or highway business zoning classification.

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

Steve Akers of First Baptist Church was present representing the petition.



## Board of Zoning Appeals City of Crawfordsville, Indiana

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

Elizabeth Lowe of 104 Eastwood was present to comment on the petition. She stated her wishes for the sign to be no closer to the road than what is currently existing citing safety concerns.

After discussion amongst the Board, Ron Henricks moved to approve the petition with the condition that the sign would be no closer to the road than what is currently existing. Mac Petty seconded. Motion passed 4-0.

Board Member Allen Slight reentered the meeting.

### **Purple Heart Parkway – Anne McBride – DSV 0146-0148**

Continuing with items of new business, Ms. Huckstep reviewed the staff report concerning petitions DSV 0146-0148 submitted by Anne McBride who was requesting three development standard variances as follows:

1. DSV 0146 – a development standard variance from the parking schedule for a retail and fueling station development on Purple Heart Parkway;
2. DSV 0147 – a development standard variance from the lot and yard requirements to exceed the height requirement for fuel canopy as an accessory structure on Purple Heart Parkway, and;
3. DSV 0148 – a development standard variance from the signage requirements for a Kroger retail development with a fueling center located on Purple Heart Parkway.

The findings of fact are as follows:

#### **DSV 0146:**

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

Approval of the variance to reduce the total number of parking spaces from 615 spaces to 570 spaces will not be injurious to the public health, safety, morals and general welfare of the community. Kroger has stated that there will be ample parking for the needs of the store and the community. There are also additional spaces in the pharmacy drive-thru as well as the online shopping pick-up area and the fueling center. Staff will also note that shared parking agreements are also permitted according to the ordinance and there is tentative plans for additional retail development with additional parking in this area.



## **Board of Zoning Appeals**

### **City of Crawfordsville, Indiana**

#### **City Building**

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

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

The need for the variance would not be considered self-created. There are plans for additional retail development. In addition, online shopping, drive-through, and pick-up options reduce the number of spaces needed for in-person shopping.

**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 adjacent properties will not be affected in an adverse manner due to the reduction in parking spaces. If anything, this would allow for more open, and potentially green space on the property.

**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 section could result in practical difficulties. Additional parking could increase the amount of impervious surface and affect the drainage plans for the overall development of the site. There is an existing Kroger in the community as well as stores all over the country and they are aware of the number of spaces necessary to serve the community.

#### **DSV 0147:**

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

The approval of the variance from the maximum height requirements for an accessory structure will not be injurious to the public health, safety, morals and general welfare of the community. The canopy height will provide the necessary clearance required for safe truck access to the site. In addition, staff will note that the height requirements for accessory structures is being considered as part of the proposed Unified Development Ordinance.

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

The need for the variance from the height requirements would not be considered self-created. It is necessary for safe access and traffic flow of all vehicles to the site. Vehicle sizes have changed over time and staff is considering a change to this requirement due to the amount of height variances needed recently.

**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 this variance will not be affected in an adverse manner. The canopy will only exceed the



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

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

requirement by one foot and it will be significantly less than the primary structure and proposed signage.

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

Yes, the strict application of the terms of this section of the ordinance would result in practical difficulties. There would not be enough clearance for vehicles to safely access the fueling center and this fueling center is a significant accessory to the main store.

### **DSV 0148:**

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

Approval of two free standing signs 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; however property is being developed and the plan is for Kroger to own additional land for the fueling station. This added free-standing sign will allow for distinction and direction throughout the development. If Kroger wanted to keep the fueling center parceled off separately from the store, a free-standing sign would be permitted on both parcels.

**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 will not be affected in an adverse manner. The proposed use and signage will be cohesive to the neighboring business uses along US Highway 231 South and the lighting of the signage will be managed to avoid affecting adjacent properties.

**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 of the zoning ordinance could result in practical difficulties. Signage is still within the total allowable. The proposed signs are necessary to help with the flow or direction of traffic throughout the development off of the main thoroughfare. The Petitioner has also taken into account additional development on the multi-tenant or unified center signage for potential additional development, which would actually minimize the need or desire for more free-standing signs.



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

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

Ms. Huckstep stated based on the findings staff would recommend approval of each of the three development standard variance requests.

Anne McBride was present representing the petition. Ms. McBride provided a brief presentation of an overview of the project.

There were no members of the public present for comment.


After discussion and consideration of DSV 0146, Allen Slight moved to approve the development standard variance from the parking schedule for a retail and fueling station development on Purple Heart Parkway. Ron Henricks seconded. Motion passed 5-0.

After discussion and consideration of DSV 0147, Allen Slight moved to approve the development standard variance from the lot and yard requirements to exceed the height requirement for fuel canopy as an accessory structure on Purple Heart Parkway. Ron Henricks seconded. Motion passed 5-0.

After discussion and consideration of DSV 0148, Shelle Wheeler moved to approve the development standard variance from the signage requirements for a Kroger retail development with a fueling center located on Purple Heart Parkway. Mac Petty seconded. Motion passed 5-0.

With no further business, the meeting adjourned.

Minutes Approved: 08.10.15

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Member



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

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

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

Member

A handwritten signature in blue ink, appearing to read "Shelle Wheeler", written over a horizontal line.

Member

A handwritten signature in blue ink, appearing to read "Mac Patten", written over a horizontal line.

Member