



Board of Zoning Appeals City of Crawfordsville, Indiana

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

September 17, 2025 at 7:00 PM Meeting Minutes

The City of Crawfordsville Board of Zoning Appeals met as scheduled on Wednesday, September 17, 2025 at 7:00 p.m. in the Common Council Chambers of the Municipal Building. Board members present were: Malcolm Petty, Joyce Burnette, Ron Henricks, and Shelle Wheeler. Member Allen Slight was not present. Others in attendance were: Megan Huckstep, Director of Planning & Building Services; Attorney Taylor Powell; 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.

August 20, 2025 meeting minutes were presented for consideration. Mac Petty moved to approve the minutes as presented. Ron Henricks seconded. Motion passed 4-0.

400 Parke Avenue – Montgomery County 4-H Inc. – SE 0070

Continuing with items of old business, the Board considered petition SE 0070. Jon Swick came forward representing Montgomery County 4-H Inc. He reported that the following changes had been made to the request: on-site camping would only be for events at the fairgrounds, not open to other community events, as part of the contract that renters have to sign – they would be responsible for their own campers and would be in constant contact with the Board, quiet time would be from 10:00pm-7:00am and any visitors would have to leave the grounds by 10:00pm.

After clarifying questions from the Board, the meeting was opened for public comment at 7:10pm.

Cynthia Lewis came forward with the same concerns as stated at the previous meeting.

Thomas Garrett came forward to clarify that the renters of the building would be responsible for security, policing their own campers and would be liable. Mr. Swick clarified that was the intent and the existing contract would be changed to reflect that. He requested information regarding the State and City Zoning Code pertaining to this petition. Mr. Garrett remained in opposition of the petition.

Taylor Powell, Attorney, clarified the role of the City, the Board of Zoning Appeals, and the State and that each entity would be responsible for enforcing their own rules.

Dell Wilson came forward to clarify the changes that had been made. She remained in opposition of the petition.

Joseph Lewis came forward and remained in opposition of the petition.



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The meeting closed to the public at 7:34pm.

Mr. Swick came forward to offer a rebuttal. He reported that he had spoken with the City of Crawfordsville Chief of Police to confirm whether there had been any calls for service during any previous camping events. He stated that there had been no calls during such events.

Tyler Wilson, President of Montgomery County 4-H Inc. came forward to thank the neighbors for the comments. He stated that the 4-H Inc. would like to be neighborly and work together. Mr. Wilson felt that allowing camping would help them to expand their footprint and to provide safety and security for the animals on site during these events, which is their concern at this point.

The Board proceeded to deliberate. Several members agreed that onsite supervision remained the biggest concern. After some additional discussion and reviewing the findings of fact pertinent to their decision, Joyce Burnette made a motion to approve the petition with Staff's recommended conditions. There was no second to the motion. The motion failed, the petition was denied.

Attorney Taylor Powell exited the meeting. Attorney Kent Minnette entered the meeting.

Michigan Street – Dax & Valerie Bunch – UV 0104

Continuing with items of new business, Planning Director Megan Huckstep reviewed the staff report for petition UV 0104 submitted by Dax & Valerie Bunch who were requesting a use variance from the schedule of uses to allow a manufactured home in an R-2, residential zoning district at Michigan Street, parcel number 54-10-04-224-030.002-030. 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 could be injurious to the public health, safety, morals, and general welfare of the community. The city's intent is to not have mobile and manufactured homes placed sporadically in the city as infill development but to be located in an approved mobile or manufactured subdivision.

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. Initially, it may be a benefit to the values of the neighboring properties because it would go from vacant land with a new residential structure but it could then depreciate.



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

The need for the variance does not arise from some condition peculiar to the property. The ordinance simply does not permit a manufactured home without a use variance or being located within an approved mobile or manufactured home park.

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 R-2, residential and a modular home or stick built, detached, single family dwelling can be constructed on the property. The Petitioner is requesting to place a manufactured home on the property, which is not permitted by right and requires a use variance.

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. County property records do not show that the Petitioner has purchased the property yet; however in talking with the Petitioner they stated they had closed on the property 1-2 weeks ago and that the home would not be their primary residence. Their intent would be to sell the property once the manufactured home was placed on the property. As stated before, a modular home or a detached stick built dwelling would be permitted without the Board's approval.

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 residential neighborhood; therefore a residential dwelling would be consistent with the Comprehensive Plan.

Ms. Huckstep stated based on the findings, Staff would recommend denial of the petition however, if the Board was inclined to approve the use variance, Staff would recommend the following conditions:

1. The manufactured home be new and not used;
2. The manufactured home be built on a permanent solid foundation with a crawl space;
3. The home have a front porch that meets the building code;
4. The driveway or property have off-street parking for at least two vehicles; and



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5. Obtain all other necessary local and state permits such as but not limited to: building permits, street cut or right-of-way permit, sewer tap, and electric permits.

Valerie Bunch came forward representing the petition. She stated the manufactured home would be a brand new three bedroom, two bathroom home from Champion Homes and the title would be retired. Ms. Bunch stated it would go on a permanent foundation with footers, inspected by structural engineers to ensure they meet FHA and VA standards. Additionally, she stated the home would have both a front and a back deck.

There were no members of the public present for comment.

The Board proceeded to deliberate. After some discussion, Shelle Wheeler moved to approve the use variance with Staff's recommended conditions. Ron Henricks seconded. Motion passed 4-0.

With no further business, the meeting adjourned.

Minutes Approved: 10/16/25

Janice Burnette
President

Ron Henricks
Member

Allen Micht
Member

Member

Member