

Greenfield Board of Zoning Appeals
October 19, 2010

President, Digby Terry, called the Greenfield Board of Zoning Appeals meeting to order. Members present:

Digby Terry
Mike Terry
Duane Knecht
Paulette Richardson
Leo Davis

Also present:

Joan Fitzwater, Zoning Administrator
Gregg Morelock, Legal Counsel

The first item of business was the approval of the July 2010 minutes. Mr. Leo Davis made a motion to approve the minutes, seconded by Mr. Mike Terry and unanimously approved.

The Board then heard the petition 2010-08 Michael Hancock, DSCC Properties, 21 S. Franklin St., a variance of use to allow a single family dwelling in a "PB" Planned Business District. Ms. Fitzwater gave a staff report which included a history and location of the property. Ms. Fitzwater explained to the Board this properties loss of legal non-conforming status and recommended that the Planning Department pursue re-zoning the area to "TN" Traditional Neighborhood since this area is mostly single family dwellings and would create a transitional area. The staff report recommended that the Board approve the variance of use for a single family dwelling with no conditions.

Mr. Michael Hancock came forward to explain need for variance of use. He stated that he had not been able to rent the building for a commercial use. After a brief discussion, Mrs. Butler read the questions for granting a variance of use. Mr. Davis made a motion to grant the variance. Mrs. Richardson seconded the motion which was unanimously approved.

Next the Board heard petition 2010-09 Loren Ellis and Reflections at Bluestone, LLC in the 300 block of Blue Rd. for a conditional use for multi-family dwellings. Ms. Fitzwater gave her staff report which included a description of the proposed project, and the surrounding area. The staff report included a recommendation for approval of the conditional use with the conditions as outlined in the written staff report.

Mr. Ron Pritzke came forward to represent the petitioners and gave a brief description of the proposed senior housing project. Mr. Pritzke also stated that the petitioners agreed to the conditions in the staff report, however requested that the access area to the existing Bluestone Apartments be done with pavers. He also stated that the entrance to the project at Blue Rd would be widened. Mr. Davis asked about the location of the second access. Mr. Pritzke stated that it would line up with the parking area in Bluestone Apartments. Mr. Terry asked if the City Engineer was okay with the pavers. Mrs. Fitzwater stated that they would be reviewed and that the City Engineer was going to ask for the widen entrance at the Plan Commission hearing on the plat. Mr. Digby Terry stated he would like the paver area to be 24 feet wide. Mr. Digby Terry and Mr. James Cordell, the architect, discussed the exterior materials on the buildings and the fire walls. Mrs. Richardson inquired about the handicapped spaces proposed. Ms. Fitzwater stated one of the conditions in the staff report is that there are to be handicapped accessible space at each building. Mr. Morelock reviewed the addition conditions of approval which were the approval of the pavers and location of connection to Bluestone by the Technical Review Committee and widening of the entrance at Blue Rd and its review by the Technical Review Committee. Mr. Mike Terry made a motion to approve the conditional use for multi-family dwellings subject to the conditions in the written staff report and the conditions that one the Technical Review Committee approves the pavers and their location of connection to Bluestone and two that the widened entrance be approved by the Technical Review Committee. Mr. Davis seconded the motion which was unanimously approved.

The last item on the agenda was the petition 2010-10, Greenfield-Central School Corporation, 810 N. Broadway St. for a conditional use approval to provide site lighting and a sign. Mr. Morelock stated that Mr. Knecht wanted to

address the fact that he was a coach with the school corporation. Mr. Morelock also stated that Mr. Knecht did not have a conflict since he had not financial gain to be had by the approval of this petition. Ms. Fitzwater gave her staff report which included a concern of a Franklin Place resident Janice Iacona and the lights spilling into her subdivision. Ms. Fitzwater stated that the school corporation had submitted a light spillage study that does meet the City's requirements for light spillage. Ms. Fitzwater gave a recommendation to approve the conditional use with the conditions in the written staff report and one additional condition that shield be placed on the lights to protect the yards on the adjoining neighborhood. Ms. Fitzwater was asked about the sign. She stated that it was a 288 square foot sign to be placed on the field house north elevation.

Mr. Dan Strahl came forward to represent the petitioner. He described the request for lighting and sign. The lights are to be 15 foot tall and will have a shield. He referred to the lighting study and stated that the light will stay on the property. The sign will be on the north elevation of the field house along Cougar Ct. Mrs. Richardson asked if the sign would be lit. Mr. Strahl stated that it would not be.

Janice Iacona came forward to address her concerns regarding requested approval. First she questioned adding additional drives to the property referencing Cougar Dr. and Cougar Ct. Ms. Fitzwater explained to her that those drives were already in place. Ms. Iacona then expressed concern regarding additional lighting being placed on the property. She stated that she had counted 53 lights currently on the property. Mr. Strahl explained that the new lights were for the safety of students on buses coming in during the dark hours of daylight savings time. Ms. Iacona and Mr. Strahl had a discussion on the location of the proposed lights. Mr. Dave Beal with the school came forward to state that these lights were also for early morning deliveries to the cafeteria. Ms. Iacona stated that it was still too many lights and if this were a new development that there would have to be landscaping. After the discussion with Ms. Iacona concluded; Mr. Davis made a motion to approve the conditional use subject to the conditions in the written staff report and the condition that shields need to be added to the light fixtures. Mr. Mike Terry seconded the motion which was unanimously approved.

Being no further business to come before the Board, Mrs. Richardson made a motion to adjourn. Mr. Davis seconded and the meeting was adjourned.

Respectfully,

Donna Butler
Permitting/Zoning Technician