

CU25-03 225 Gaslite Ln., The Landing Hancock County, Applicant, - requests a Conditional Use approval to establish a non-profit organization meeting space, zoned RM Residential Moderate .65 acres +/-

EXHIBITS:
Site plan file dated May 1, 2025
Building plan file dated May 1, 2025
Statement of Intent file dated April 7, 2025



Aerial Map of Proposed Project Location

Surrounding Uses
North: "RM" Residential Moderate, Two-Family Dwellings
South: "CN" Commercial North, Religious Use
East: "CN" Commercial North, Retail and Professional Offices
West: "RM" Residential Moderate, Two-Family Dwellings

Site History
This site was developed in 1968 as the rental offices for the two-family development known as Candlelite. The existing structure has subsequently been used as a daycare and professional office space.

Current Proposal
The petitioner is seeking conditional use approval to establish a non-profit organization meeting space. The Landing seeks to empower and support families by providing safe spaces and resources to foster personal growth. They propose to provide programs for youth and adults that include educational and support programs.

The building would be open six days a week with times varying from 11:00 a.m. to 9:00 p.m. They will provide group sessions with an average group size ranging from four to six individuals. The maximum attendance would be roughly 30 individuals for the monthly sober event. The Landing employs six individuals, has ten volunteers, and seven trained/certified peer recovery coaches.

The Landing has two buses that provide pick-up service for their clients. Currently for the youth gathering on Wednesdays they provide a bus service to approximately 10 kids. Approximately six to eight kids walk to the program; while six to eight employees/volunteers are in attendance on Wednesday. The petitioner estimates the need for seven parking spaces on Wednesday evenings.

The petitioner will be enlarging the existing parking area to accommodate parking for the two buses as well as seven parking spaces. The property will also be improved with a privacy fence in the rear for outdoor gathering space, four residential toters and two commercial grade ashtrays for refuse.

The interior of the structure is being remodeled to accommodate office and meeting space. The largest meeting room is 1440 square feet. The improvements also include a kitchen, two restrooms, a shower room and laundry room. The basement will be left in its current condition.

Technical Review Committee

This project did not go before the Technical Review Committee as all utilities are on site.

Section 155.094 of the Greenfield Zoning Ordinance addresses the approval procedures for conditional uses. The Board of Zoning Appeals shall approve or approve with conditions conditional use petitions "if the Board finds that the proposal complies with any specific regulations governing individual conditional uses, and that satisfactory provision and arrangement has been made concerning the following, where applicable:"

(a) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire and catastrophe.

Findings: There is adequate traffic flow and access for traffic and emergency response vehicles on the public right-of-way. The site can be accessed by pedestrian sidewalks. Staff finds that ingress and egress to the site is adequate.

(b) Off-street parking and loading areas, with particular attention to the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.

Findings: The petitioner proposes expanding the existing parking area to accommodate parking their two buses and seven parking spaces. The petitioner has stated in their statement of intent that they would need seven parking spaces. The petitioner has also stated in meetings that many of their clients walk to The Landing. Staff finds that with the on-street parking available, and those that walk to the site, the proposed seven parking spaces to be adequate .

(c) Refuse and service areas.

Findings: The petitioner proposes to have four residential toters as well as two commercial grade ashtrays for refuse. Staff finds that the proposal is adequate to contain refuse; however finds that the toters should be stored behind the front of the structure as to be less visible from the right-of-way.

(d) Special screening and buffering with reference to type, dimensions, and character.

Findings: The site will be improved with a six-foot-tall opaque fence in the rear yard to buffer the outdoor meeting space. The proposed plan does not include landscaping. Staff finds that

the fence provides adequate buffering of the outdoor meeting space. However staff also finds that landscaping in the front yard would soften and enhance the property overall.

(e) Signs and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.

Findings: A sign plan was not included in the application. Staff finds that since the proposed use is within a residential subdivision, signs should meet the requirements of signage in the Traditional Neighborhood District. This would allow one monument sign of not more than 32 square feet. Further more staff finds that the sign shall not be internally illuminated or contain EVMS components.

(f) Additional setback distances, yards, and other open space.

Findings: The structure will not be extended; and, there is approximately 40,000 square foot of open space on the property. Staff finds setback distances and open space is sufficient for the proposed use.

(g) General compatibility with adjoining properties, with reference to site development standards designed for their mutual protection and the environmental harmony of the district.

Findings: This proposal will not negatively impact the compatibility of the property with surrounding parcels. The two largest activities to be conducted on the property are not during normal residential quiet hours. The services offered by the petitioner are helpful to the neighborhood and provides a necessary service to the community overall.

All conditional use approvals shall be considered to be conditional approvals. The Board shall have the authority to impose specific conditions as part of its approval in order to protect the public health, and for reasons of safety, comfort, and convenience (e.g., to ensure compatibility with surroundings.)

Conditional use approval applies to the subject property and may be transferred with ownership of the subject property dependent upon the provisions and conditions prescribed by or made pursuant to the Zoning Ordinance.

Staff Recommendation: Approve the conditional use to establish a non-profit meeting space with the following conditions:

1. All necessary Construction Design Releases and Improvement Location Permits be obtained.
2. Signs shall meet the requirements for properties located within the Traditional Neighborhood district and not be internally illuminated or contain EVMS components. Sign permits shall be obtained.
3. A landscaping plan shall be submitted for reviewed and approved by staff prior to the issuance of permits.
4. Refuse totes shall be stored behind the front façade of the structure.
5. All meetings shall end by 9:00 p.m. Sunday through Thursday and 10:00 p.m. on Friday and Saturday. All attendees shall disperse and leave the premises immediately. Loitering in the neighborhood or on the property will be strictly discouraged after meetings by The Landing personnel.

Statement of Intent

The Landing Hancock County
Date: April 7, 2025

Introduction: The mission of **The Landing**, located at **18 West South Street, Greenfield, IN 46140**, is to empower and support local teens, families, and adults by providing safe spaces, resources, and opportunities that foster personal growth, community engagement, and academic success. Our goal is to address the specific needs of teens and adults in Hancock County by creating programs that build leadership, develop life skills, and promote social, physical, and mental well-being. This program provides these individuals hope and real-life strategies to break the cycles of dysfunction and destructive behaviors with tools of recovery to learn healthy patterns of living.

Purpose: This Statement of Intent outlines our commitment to creating meaningful, sustainable, and inclusive programming for teenagers in our community. We aim to address the challenges faced by youth and adults, including-but not limited to-academic pressures, mental health concerns, limited extracurricular opportunities, and the need for positive role models. Through our work, we aspire to build a community where every teen has the tools to succeed, feel valued, and make a positive impact. Our programs currently include The Discovery Café, The Recovery Café, Parents of Addicted Loved Ones, The Bridge, and of course, the Landing Place for Youth. The building located at **225 Gaslite Lane, Greenfield, IN 46140**, provides a safe space for our youth and hosts our programs. We currently have six paid employees, ten volunteers, and seven trained and certified peer recovery coaches. Our hours of operation are five days a week, with varying times between 11:00 a.m. and 9:00 p.m.

Objectives:

1. **Create Safe and Inclusive Spaces:** Develop and maintain spaces where teens and adults can feel safe, heard, and respected. These spaces will encourage open dialogue on issues affecting them and provide access to peer support networks.
2. **Foster Academic and Career Growth:** Offer workshops, tutoring, and mentorship programs that help teens excel academically, explore career options, and develop essential life skills.
3. **Promote Leadership and Personal Development:** Organize leadership training, community service projects, and recreational activities that allow teens to explore their strengths, develop self-confidence, and contribute to their communities.
4. **Support Mental Health and Well-being:** Provide mental health resources, including counseling, support groups, and wellness programs, to address the emotional and psychological challenges that teens and adults may face.
5. **Encourage Civic Engagement:** Inspire teens to become active, responsible citizens by encouraging participation in local government, community events, and volunteer initiatives.

Vision: The vision of The Landing is to provide a recovery community center in Hancock County where all are accepted and welcomed. We educate youth, men, and women through the “12 Principles of Recovery and Life Skills”. To provide a safe place to empower them to learn to improve their physical, spiritual, and emotional health through recovery. To educate them on how to make healthy life choices, healing from past hurts, and addressing consequences from their past. To assist in restoring families and fostering unity within our community.

Additional: The Landing Place will have four trash toters in place through Fisk Services along with two free standing commercial grade fireproof outdoor ashtrays. Staff and volunteers will be responsible and active in keeping these receptacles emptied and a clean yard and area around the building.

We currently pick up six to ten students on the bus each Wednesday night. We have roughly six to eight students walking to The Landing on Wednesday evenings. The maximum amount of vehicles present in the designated parking spots on a Wednesday evening would be seven.

The building will be open six days a week for group sessions, group sizes range from four to six individuals. The maximum amount of individuals in the building at one time would be roughly 30 for a sober event which would only be once a month.

The Landing place does not hold a warming center. The Landing Place currently has five paid staff members and up to ten volunteers.

Conclusion: With the support of our partners, volunteers, and the community, The Landing is dedicated to creating a positive and lasting impact on the lives of teens and adults in Hancock County. We are committed to meeting their evolving needs, offering opportunities for growth, and helping them unlock their full potential.

Contact Information: For more information or to get involved, please contact us at:

Phone: 317.525.7791

Email: thelanding4teens@gmail.com

Website: thelandingplacehc.com

Social Media: Facebook: *The Landing – Hancock County*

We look forward to working together to build a brighter future for the teens in our community.

Sincerely,
Linda Ostewig
Director



225 Gaslite Ln #1012



2025.05.01

THE LANDING 4 TEENS

SHEET LIST:

- G101 - SITE ZONING INFO
- LS-100 - LIFE SAFETY INFO
- A001 - EXISTING PLAN
- A001B - EXISTING BASEMTN PLAN
- A101 - CONSTRUCTION PLAN

RUSTIN SCHAMBACH
11225 SPRING MILL RD.
APT. 2-214
CARMEL, IN 46032
(219) 208-1100

MILES HERCAMP
(317) 440-2692

LANDING PLACE

225 GASLITE LN #1012 Greenfield, IN 46140

SITE INFORMATION:

ADDRESS: 225 GASLITE LN #1012, GREENFIELD, IN 46140

ACREAGE: 0.645 ACRES

DIMENSIONS: REFER TO PLAN BELOW

SITE DISTURBANCE AREA: 3,865 s.f.

ZONING INFORMATION:

SITE ZONING DESIGNATION: RESIDENTIAL MULTI-FAMILY

BUILDING TYPE: BUSINESS - GROUP B (304: BUSINESS & ADULT LEARNING)

SETBACK INFO:
FRONT - 25' FROM PROPERTY LINE
SIDE - 10' FROM PROPERTY LINE
REAR - 5' FROM PROPERTY LINE

PROPERTY / SETBACK LINE
NEW FENCE LOCATION

SB

THE LANDING
PLACE

PROJECT NUMBER 03

REVISIONS

KEY PLAN

PROJECT NORTH

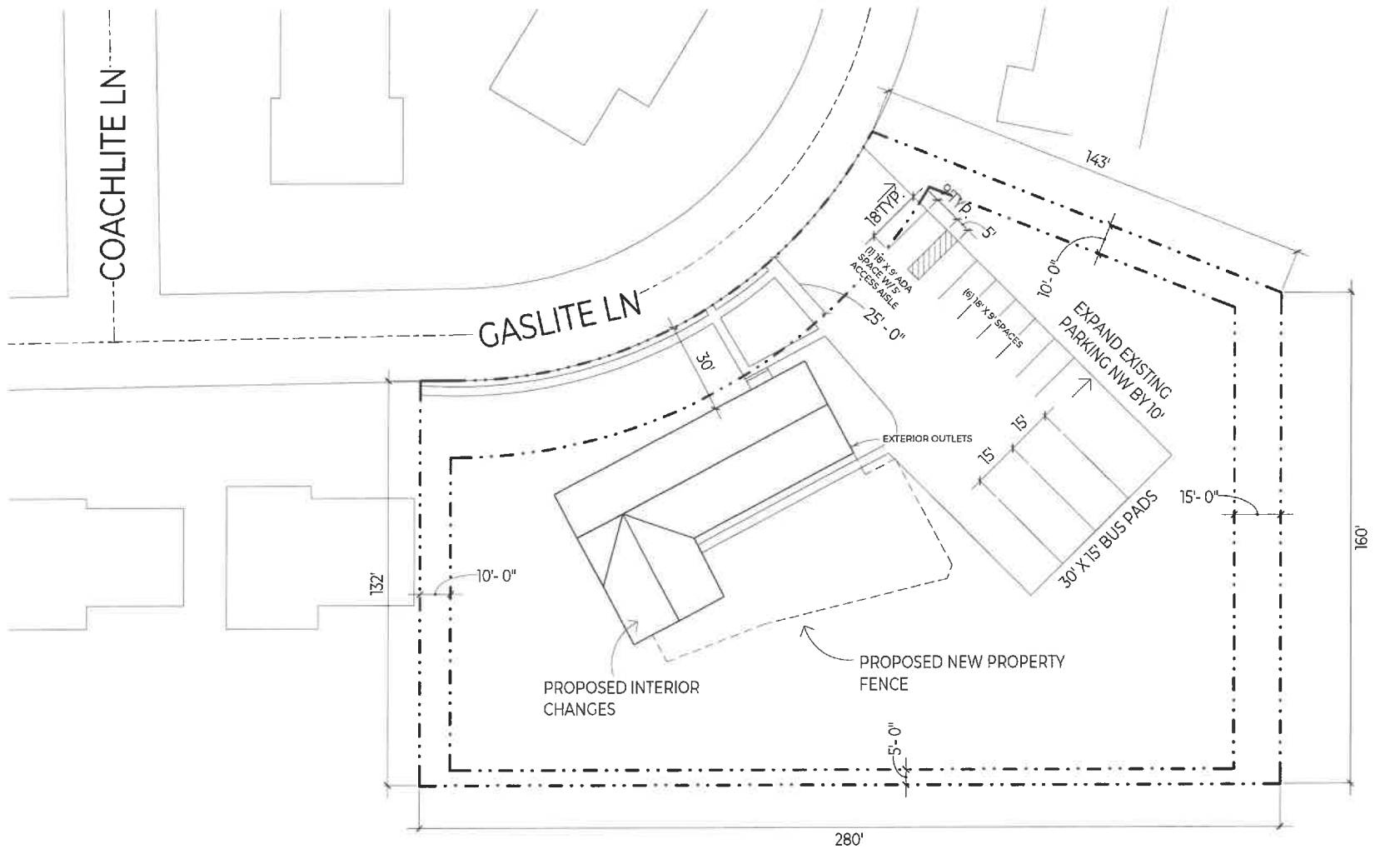


SCALE 1/16" = 1'-0"

GENERAL NOTES

G101

SHEET NUMBER



1 First Floor Architectural Plan
1/16" = 1'-0"

SB

THE LANDING
PLACE

PROJECT NUMBER 03

REVISIONS

KEY PLAN

PROJECT NORTH



SCALE 1/8" = 1'-0"

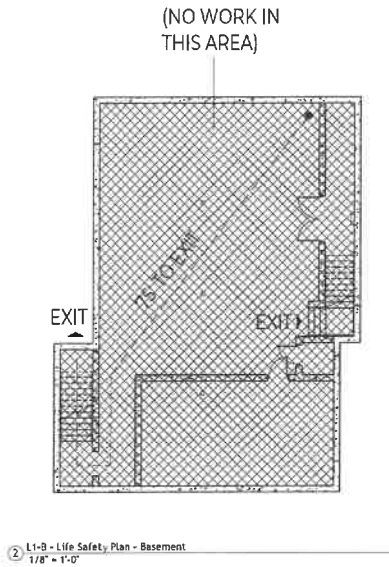
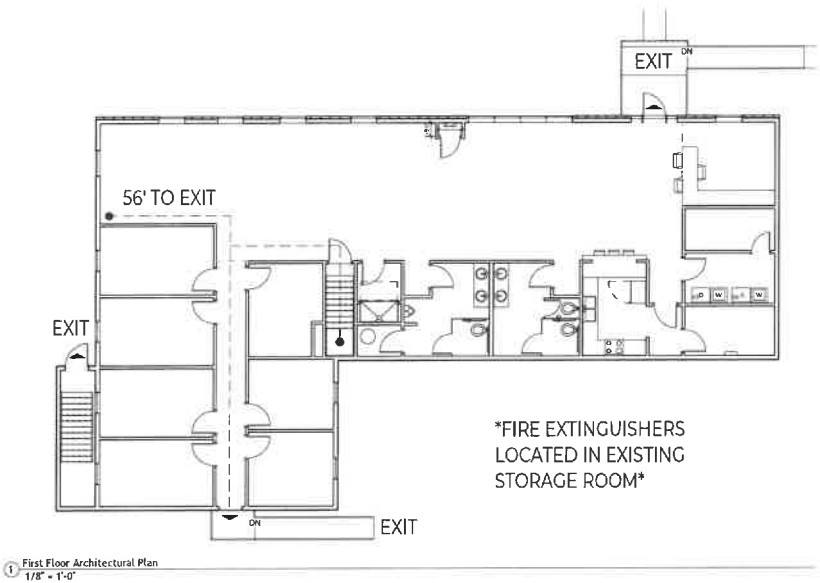
GENERAL NOTES

LS-100
SHEET NUMBER

SCOPE OF WORK:

SITE ADDRESS: ADDRESS: 225 GASLITE LN #1012, GREENFIELD, IN 46140

THIS PROJECT INCLUDES INTERIOR AND EXTERIOR RENOVATIONS OF THE PROPERTY LISTED ABOVE. DEMOLITION WORK WILL OCCUR BELOW THE ROOF AND CEILING TO OPEN UP INTERIOR SPACE, THE KITCHEN AND SOME STORAGE SPACES WILL BE REMODELED, AND THE BASEMENT WILL BE LEFT ALONE FOR OWNER UPGRADES TO FLOORING AND FINISHES. THE EXTERIOR WORK CONSISTS OF ADDING A FENCE ALONG AREAS LISTED IN THE SITE PLAN, AND RAMPS TO BE ADDED FOR ADA COMPLIANCE. ALL WORK WILL COMPLY WITH LOCAL BUILDING CODES AND REGULATIONS. FINAL PLANS AND SPECIFICATIONS WILL BE INCLUDED IN THE PERMIT SUBMITTAL PACKAGE.



The Landing Place, Greenfield, IN
Code Summary

Applicable Codes:	2014 Indiana Building Code General Administrative Rules, 2nd Edition (GAR)
Project Description:	The project scope is the interior renovation of a portion of an existing one-story (plus basement) building to serve as a cafe and adult learning space. The area of renovation includes approximately 5,473 SF at the main level. No work is planned for the basement.
Floor Level Classifications:	Based upon IBC definitions, the building will be classified as a 1-story building [503] above ground plane.
Occupancy Classifications:	Business: Group B [304, Business and Adult Learning]
Construction Type:	Type VB (non-rated)
Allowable Area:	9,000 SF
Actual Area:	3,634 SF (FIRST FLOOR ONLY)
Occupant Load:	Table 1004.1.2
First Floor:	3,634 sf / 100 Gross SF per person = 37 occupants
Basement:	(no work) 1,839 sf / 100 Gross SF per person = 19 occupants
Minimum number of required Plumbing Fixtures	Table 2902.1
WC (Male), (Female)	WCs: 1 per 25 for the first 50 and 1 per 50 for the remainder (2) Male, (2) Female
Lavatories	1 per 40 for the first 80 = 2 total
Drinking Fountains	1 per 100 (water cooler provided)
Service Sink	1 service sink provided
Egress Width Factors:	0.2 inches per person for doors and level egress components [1005.3.2]
Exit Access Travel Distance:	The maximum travel distance to an exterior exit or to closest riser of an exit access stairway to be a maximum of 200 feet [1016.2]
Panic Hardware:	Panic hardware is required on means of egress doors where occupant load is more than 50 in Group A or E [1008.1.10]
Automatic Sprinklers:	Automatic sprinklers will not be included in this project
Fire Alarm System:	Fire alarm system in accordance with 907.2 is to be provided [907.2]

SB

THE LANDING
PLACE



PROJECT NUMBER 03

REVISIONS

KEY PLAN

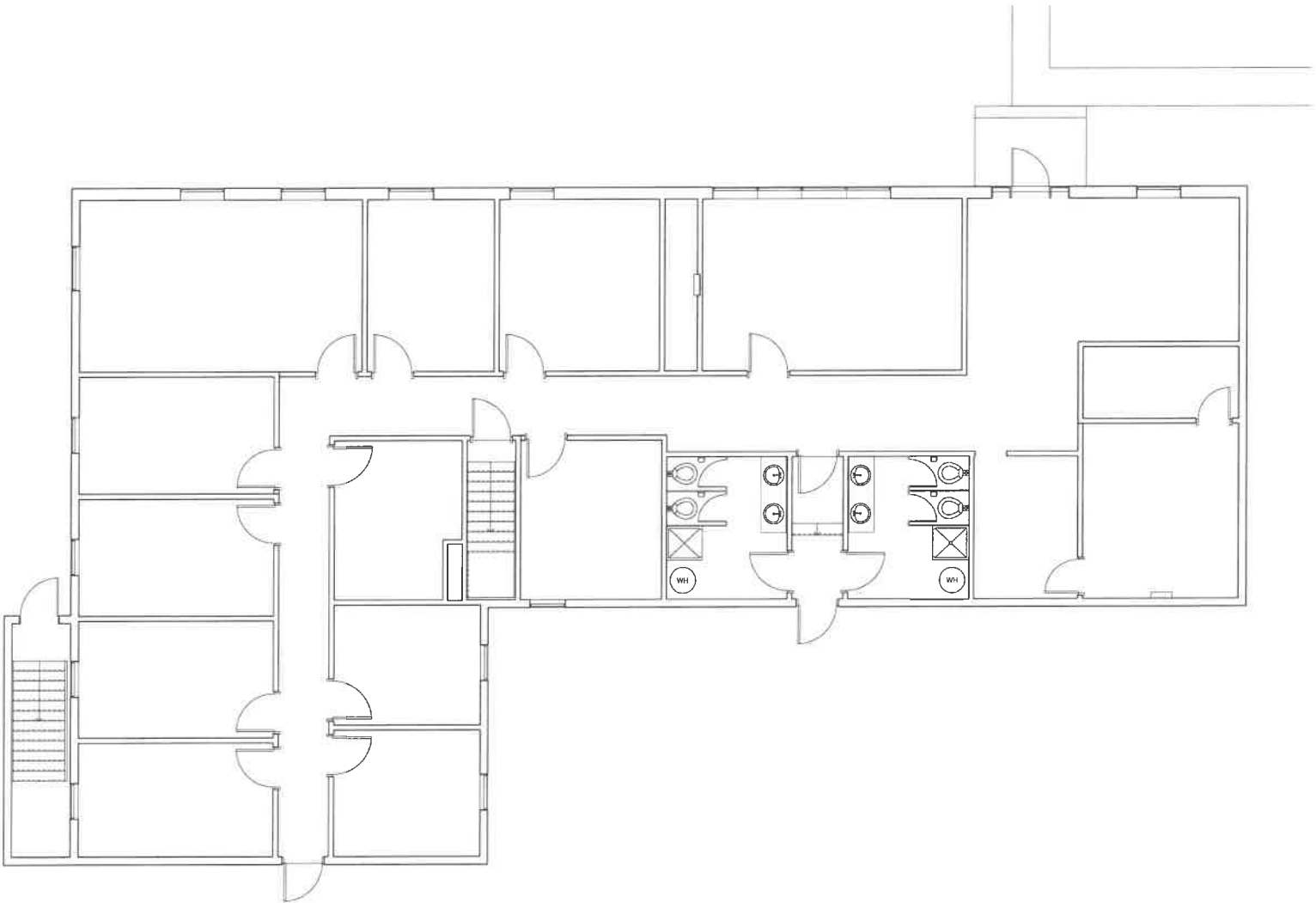
PROJECT NORTH



SCALE 1/4" = 1'-0"

GENERAL NOTES

A001
SHEET NUMBER



1 First Floor Architectural Plan
1/4" = 1'-0"

SB

THE LANDING
PLACE

PROJECT NUMBER 03

REVISIONS

KEY PLAN

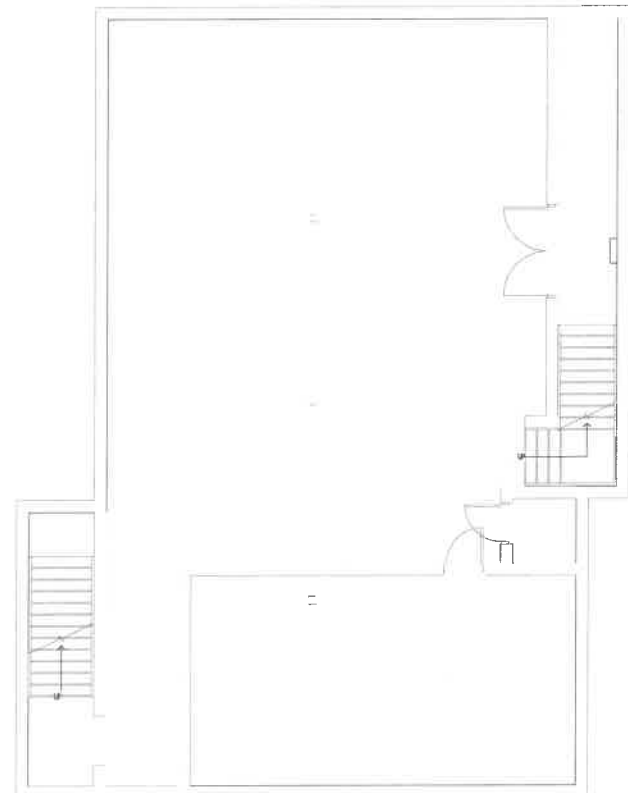
PROJECT NORTH



SCALE 1/4" = 1'-0"

GENERAL NOTES

A001B
SHEET NUMBER



1 L1-B - Existing Basement Floor Plan
1/4" = 1'-0"

SB

THE LANDING
PLACE

PROJECT NUMBER 03

REVISIONS

KEY PLAN

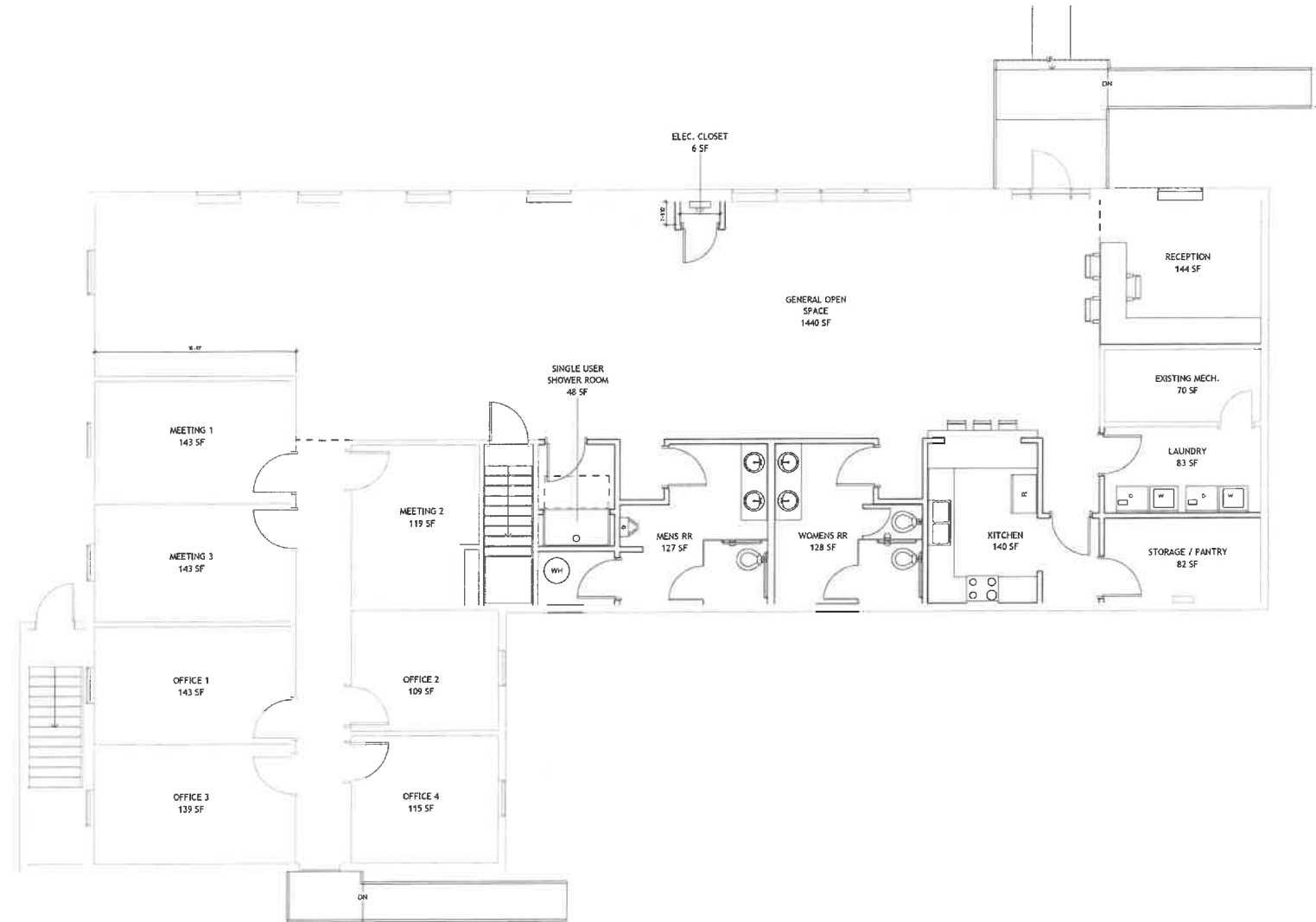
PROJECT NORTH



SCALE 1/4" = 1'-0"

GENERAL NOTES

A101
SHEET NUMBER



1 First Floor Architectural Plan
1/4" = 1'-0"