Tuesday, April 15, 2025, 7:00 p.m.

Richard J. Pasco Council Chambers, City Hall

10 S. State St, Greenfield, IN 46140

Board of Zoning Appeals (BZA) President, Mike Terry, called the meeting to order at 7:00 p.m.

Monica Evans, took Roll Call with the following members present:

Gary Warner

Paulette Richardson

Mike Terry

Members Absent: Joe Lonnemann

Aaron Greenwalt

Nonmembers present:

Donna Butler, Associate Planner

Monica Evans, Secretary

Gregg Morelock, Attorney

At 7pm, President M. Terry called the meeting to order.

**NEW BUSINESS:**

**CU25-01 784 N. Franklin St. Greenfield Central School Corp.**  is requesting approval of a conditional use approval to construct tennis courts, parking and a restroom/storage for Greenfield Central High School, zoned RM, 93.8 +/- acres.

D. Butler gave the staff report. She said this was previously the Frost property and the School Corporation bought it in 2001 for future expansion. On the property there will be 2 rows of 6 courts and 10 sets of bleachers. There will be a 12 ft tall chain-link fence with wind screening around the courts. There has also been a lighting plan submitted, with lights around the courts.

The maintenance building will have restrooms and water fountains along with storage facilities.

On the north end of the property there will be a parking lot with 299 parking spaces. Eight of those will be handicap parking. The drive in will align with the entrance directly across on the east side of Franklin. This parking lot will also be used for extra parking for auditorium events. They will be developing softball & baseball facilities in the future so this parking lot will be used for that as well. On the south side of the entrance, there will be a crosswalk for student parking.

A sidewalk will be installed and will have a HAWK light for crossing. A ten-foot walking trail will also be installed. Staff is recommending approval with the conditions listed in the staff report.

Harold Olin, Superintendent of GC Schools, came forward and was sworn in. He said this will be a great improvement of the athletic facilities of the school. He is not sure what the timeline is for building the softball/baseball diamonds will be but knows this parking lot will ease the burden of parking.

He has discussed the crosswalk with the City Engineer. This crossing is not something that the kids will be crossing all day long. It will be only at specific times.

At this time, Kendall Bergman, Arthur Court, came forward and was sworn in. He is concerned about the lighting. He said the lights are on overnight on the soccer and football fields sometimes and they light up his yard.

H. Olin advised he was not aware of the lights being on all night and would try to make sure this doesn’t happen again. He also said of all the lights on the school campus these would have the least amount of light.

Mike Jacobi, resident, came forward and was sworn in. He is concerned about adverse effects such as additional noise and water runoff. He wants to know if there will be water mitigation for the stormwater. G. Morelock stated that the plans will be reviewed by the MS4 coordinator and the petitioner will need to put in detention to reduce the flow of water.

P. Richardson asked the hours of use, will the lights be automatic? Will people be allowed to hang out? And will the police watch the site? H. Olin stated the courts will not be used past 10 pm. The lights will not be automatic and police will patrol.

Bobby Wade, resident, came forward and was sworn in. He said he has issues with lights at night as they are left on quite a bit on the other fields. He is also concerned with the sounds. He wanted to know if there was any mindset to block the sound. H. Olin said there will be plenty of landscaping and is just now hearing about the lights being left on and will address the issue.

P. Richardson asked what will happen with the old tennis courts. Will there be concessions? Tournaments? H. Olin replied that this will bring them into the 21st century. He is not sure about the concessions, as the food is usually brought in by the family and students. She also asked about the size of parking spaces. D. Butler advised they will be 9ft x 18 ft. Will the public be able to use the courts. H. Olin said they will be able to on occasion.

A motion was made to approve by P. Richardson and seconded by G. Warner. Motion carried 3-0.

A motion was made to adjourn by G. Warner and seconded by P. Richardson. Motion carried 3-0.