Tuesday, July 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

Aaron Greenwalt

Joe Lonnemann

Nonmembers present:

Donna Butler, Associate Planner

Monica Evans, Secretary

Gregg Morelock, Attorney

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

A motion to approve the meeting minutes from June was made by J. Lonnemann and seconded by G. Warner. Motion carried.

**NEW BUSINESS:**

**VAR25-03: 1993 N. State Street, Thomas English Real Estate** is requesting a variance of development standards to allow a drive-thru and dumpster enclosure in a front yard.

D. Butler gave the staff report. She stated the variance would be for the property that was previously O’Charley’s restaurant. It was developed in 2005 and closed in 2023 and has been vacant since. They are proposing to divide the building into 2 and one half will be a 5/3 Bank.

This property has 3 front yards, so it does have unique characteristics. A landscaping plan has been submitted and there is good buffering for the dumpster location. It is proposed to be on the east side of the property. There are 2 restaurants to the south who also have their dumpsters and drive thru’s in the same locations on their respective properties. Staff is recommending approval with conditions.

Jake Wilson, petitioner came forward and was sworn in. He was asked if there are any conflicts with traffic and he does not anticipate any issues. When asked what would be going into the other side of the building, he stated that he isn’t quite sure but believes it could be a mattress store. He stated their goal is not to demolish the building. They originally wanted a restaurant to take over the space but the timing wasn’t right. He stated 5/3 Bank approached them and this was the best location.

A motion was made to approve the variance with conditions listed in the staff report by J. Lonnemann and seconded by G. Warner. All questions were asked. Motion carried 5-0.

A motion was made to adjourn by J. Lonnemann and seconded by A. Greenwalt. Motion carried 5-0.