

# City of Greenfield Board of Zoning Appeals Regular Meeting Minutes

Thursday, July 16, 2020, 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.

BZA Secretary, Brandon Badger, took Roll Call with the following members present:

Mike Terry, President  
Leo Davis  
Joe Lonnemann  
Dan Theobald

Members absent:

Paulette Richardson, Vice President

Nonmember staff present:

Jenna Wertman, Senior Planner  
Brandon Badger, Secretary  
Christopher Isom, Attorney

Consideration of meeting minutes from previous BZA meeting held June 18, 2020.

D. Theobald moved to approve the June minutes without change; J. Lonnemann seconded; motion carried 4-0.

## OLD BUSINESS:

None

## NEW BUSINESS:

**1. CU20-00005: 861 N Swope St, Gratus Development**, requests approval of a Conditional Use to construct a multi-unit development with up to 60 units in the RU District, approximately 2.05 acres.

J. Wertman presented the staff report in favor of approval.

Board questioned J. Wertman:

This development will be entirely governed by the current UDO. It will meet current UDO parking requirements (about 1.5 spaces per unit). Parking requirement reductions are available by adding bicycle parking. Curb cut on Swope will not align with the opposing Swope entrance to hospital.

Petitioner, Jonathan Ehlke, was sworn and testified in sum as follows:

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J. Ehlke offered a presentation which included historical information on his professional background, the corporate mission, details on this project, management of the facility, and that Gratus would guarantee ownership for no less than fifteen years.

Board questioned J. Ehlke:

There will be no patio or balcony. There are no age restrictions for tenants. Dog walk area will be fenced. All construction will be completed in a single phase. The curb cut will not align with the opposing hospital entrance.

M. Terry opened the floor to public comment on **CU20-000005**.

Remonstrator, Linda White, was sworn and testified in sum as follows:

L. White owns an adjacent pond which was formerly a quarry. There have been drainage issues in the area. Concerns include neighbors in the senior living facility, increased traffic, pond is a former gravel pit and is a danger to children, proposed parking is insufficient, and runoff will contain contaminants. Will tenant dogs require vaccinations?

Remonstrator, Larry McGuire, was sworn and testified in sum as follows:

L. McGuire offered a written presentation (attached) and comments related to that presentation.

Board questioned J. Wertman:

City of Greenfield does not offer tax abatements for apartments. This project has requested tax credits from the state. Workforce housing is a new state program that offers more flexibility in tenant income. Under this program, tenants may earn up to 80% of the median income which is higher than previous programs.

Remonstrator, Sandra Kinnaman, was sworn and testified in sum as follows:

Concerns include storm water drainage.

J. Ehlke addressed the storm water drainage concern. Storm water will be captured and moved toward Swope St drains.

S. Kinnaman's concerns include overall height of buildings compared to neighbors. Will there be limits on the number of residents per unit?

J. Ehlke states there are limits.

S. Kinnaman's concerns include mischievous young people living nearby visiting Autumn Place. Will there be 24 hour site supervision? Because the proposed facility is non-smoking, people from the apartments will visit our neighborhood like others from the hospital.

Remonstrator, Rick Walker, was sworn and testified in sum as follows:

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With no balcony or patio, kids will play around the pond or adjacent properties. Concerned about additional traffic in an area that is already burdened. Concerned about elevation changes around new buildings compared to Swope St.

S. Kinnaman returned and asked about the size of the trees that will be part of the buffer. Prefer mature trees at least 6' at time of planting. Concerned that storm water issues be resolved prior to plan commission approval.

Board and J. Wertman clarify that approval of this Conditional Use does not allow the developer to circumvent building standards to include storm water requirements. Those standards will be addressed in future stages of the development approval process.

S. Kinnaman agrees that there is a need for working class housing as well as for elder and veterans.

Remonstrator, Priscilla McGuire, was sworn and testified in sum as follows:

P. McGuire is a resident of Autumn Place. Will there be lofts in this development?

J. Ehlke states there will be no lofts.

P. McGuire asks the setback for the south buildings.

J. Wertman states that there is at least 20' which exceeds the minimum for the district.

P. McGuire is concerned about safety of children in the area. The adjacent pond is an attractive nuisance for the children.

Remonstrator, Patricia Mulry-Shaffer, was sworn and testified in sum as follows:

P. Mulry-Shaffer expressed concern that these buildings will be visible from the condos where she lives. P. Mulry-Shaffer is concerned about runoff into nearby water.

M. Terry closed the hearing to public comment as to **CU20-000005**.

J. Ehlke continued testimony in rebuttal. Safety of tenants, especially children, will be a priority.

P. Mulry-Shaffer provided additional comments. Autumn Place is private property and the residents do not want visitors or noise pollution from a large apartment complex.

J. Ehlke states that he is building workforce housing instead of senior living apartment because of the availability of state funds to support the development.

Board questioned J. Ehlke:

J. Ehlke agrees with the conditions as outlined in the staff report.

J. Lonnemann moved to approve **CU20-00005** with the two conditions as outlined in the staff report; M. Terry seconded; motion carried 3-1 with L. Davis in opposition.

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OTHER BUSINESS:

None

D. Theobald moved to adjourn; J. Lonnemann seconded; motion carried 4-0.

Meeting adjourned at 8:17 p.m.