

City of Greenfield Board of Zoning Appeals Regular Meeting Minutes

Thursday, August 20, 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
Paulette Richardson, Vice President
Leo Davis
Joe Lonnemann

Members absent:

Dan Theobald

Nonmember staff present:

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

Consideration of meeting minutes from previous BZA meeting held July 16, 2020.

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

OLD BUSINESS:

None

NEW BUSINESS:

1. CU20-000006: Approximately 500 N Blue Road, Blue Road 2020, LLC requests approval of a Conditional Use to construct a multi-unit development with up to 348 units in the RU RM District, approximately 27.74 acres.

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

Board questioned J. Wertman:

The trash compactor is located in the northeast area of the lot. The north setbacks are large enough to allow 7th Street to be extended eastward to Blue Rd and still meet setbacks for the district as well as for appropriate screening. If this conditional use is approved, the layout may change slightly but the number of units will need to remain at or below those in the approved plan. Any increase in the number of units would require BZA approval.

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Petitioner's Representative, Ronald Pritzke, was sworn and testified in sum as follows:

R. Pritzke offered background on Muesing Management who will be managing this apartment complex. He also introduced some of the members of Paragus Development and their recent developments. Stoeppelwerth will be the engineers on this project. The design purposely included room for an extension of Seventh Street if the city chooses to in the future. The petitioner has no desire to increase the number of units. The zoning of the property has always allowed multi-unit development as a conditional use. This and some adjacent properties were previously listed as requiring flood insurance which area has since been refined and removed from floodplain maps. The same group developed properties to the south and drainage for this parcel was anticipated when those were built. R. Pritzke covered expected rent costs. This development is expected to cost about \$40mil.

Board questioned R. Pritzke: All first floor apartments will be handicap accessible.

Petitioner, Mike Mance (Paragus), was sworn and testified in sum as follows:

Requirements in the accessibility code will be met. First floor units will be accessible. Handicap bathrooms are not required for all units. Only 10% must be fully ADA compliant.

Board questioned Petitioner: Sidewalks along city streets will be connected to the internal community sidewalks.

M. Terry opened the floor to public comment on **CU20-000006**. No public comments were offered. M. Terry closed the hearing to public comment as to **CU20-000006**.

L. Davis moved to approve **CU20-000006** with the two conditions as outlined in the staff report.

Board questioned R. Pritzke: We agree to the conditions in the staff report.

J. Lonnemann seconded; motion carried 4-0.

2. CU20-000007: 526 N Wilson St, Greenfield-Central Community School Corporation (GCSC) requests a Conditional Use approval for a school maintenance and distribution use, .37 acres, zoned RU (Residential Urban).

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

Board questioned J. Wertman: The overhead door location was identified visually for the board. Board members expressed concerns about the accessibility of trucks at this site.

Petitioner, Harold Olin (Superintendent, GCSC), was sworn and testified in sum as follows:

H. Olin offered background on the facility and its contributions to the school system. It provides support to food and maintenance services. The canopy at the main entrance provides to help meet the buffering requirements of the UDO. We would like to install a 14' tall overhead door

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centered on the large east wall. We have logistical options to eliminate the need for semi-trucks to deliver directly to this location.

Board questioned H. Olin: We have 6 maintenance department employees and 2 food service employees on site. We plan to have meetings but would not exceed the current parking available. There is no food storage at this site.

Board questioned J. Wertman: The intent and full requirements of screening as written in the UDO is not clear.

Petitioner, Nate Day (Business Manager/Food Services Director, GCSC), was sworn and testified in sum as follows:

The grassy area beside the sidewalk (along Wilson St) as seen on Google Street View has been removed and replaced with concrete including a curb intending to direct traffic to the dedicated entrances/exits. We do have 6 maintenance employees but only the receptionist is there all day. The others are primarily out performing their duties at other sites. We have significant reporting duties for school lunch programs and this space will allow us to consolidate a large amount of documents. There is no food prep in this building.

Board questioned N. Day/H. Olin: The proposed door is 12' wide and 14' tall. There may be an occasional need to bring trucks and/or equipment into the building but it is not intended to be used for general maintenance of those vehicles. The multiple uses this facility will fulfill are based on the consolidation of services recently that were once outsourced. The semi deliveries are almost exclusively paper and will be made to the school and distributed in smaller trucks from there. The plan includes no windows in the overhead door. We are willing to add landscaping to further screen the door. No additional signs are planned.

Attorney, C. Isom provided an opinion as to Condition 1. My interpretation of that section of the UDO (155.066) is that the buffering requirement is discretionary as to the Zoning Administrator. The board is not required to make this determination. In this case, the Zoning Administrator has not made this designation as outlined in the code. This condition may be removed if the board chooses.

M. Terry opened the floor to public comment on **CU20-000007**. No public comments were offered. M. Terry closed the hearing to public comment as to **CU20-000007**.

Board discussed intent as to the color of the overhead door. The intent is that the door color be consistent with the predominant color/s of the building so as to blend in with the building.

P. Richardson moved to approve **CU20-000007** to convert an educational school use to a maintenance and storage/distribution use by the school district with the following conditions:

Condition 1 as outlined in the staff report is eliminated.

Condition 2 as outlined in the staff report is included here as condition 1: Deliveries will occur only during school operating hours and shall not be done prior to 7:30 AM or after 6:30 PM.

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Condition 3 as outlined in the staff report is included here as condition 2: Any signs proposed will be in accordance with 155.065.

J. Lonnemann seconded; motion carried 4-0.

OTHER BUSINESS:

None

L. Davis moved to adjourn; P. Richardson seconded; motion carried 4-0.

Meeting adjourned at 8:10 p.m.