



BOARD OF ZONING APPEALS

Minutes

**Brownsburg Town Hall
61 North Green Street
Brownsburg, Indiana 46112**

Monday, June 12, 2023

The Brownsburg Board of Zoning Appeals convened at 6:00 PM, having enough members for quorum, and began the meeting with a moment of silence and the Pledge of Allegiance.

Members Present: Jeff Humphreys, Stacey Risk, Matthew Browning, and Marlon Webb

Members Absent: Brett Scowden

Also Present: Jenna Wertman, AICP-Senior Planner, Adeleke-Taiwo Mustapha- Associate Planner and Paola Ranney – Administrative Assistant.

A. CALL TO ORDER AND DETERMINATION OF QUORUM

B. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

C. CONSIDERATION OF PREVIOUS MEETING(S) MINUTES

1. May 8, 2023 - Regular Meeting

Motion: Jeff Humphreys made a motion to **APPROVE** the May 8, 2023 regular meeting minutes, seconded by Marlon Webb, motion carried 4 In Favor/0 Opposed/0 Abstained.

D. APPROVAL OF FINDINGS OF FACT

1. BZDV-23-6 428 E MAIN ST DEVELOPMENT STANDARDS VARIANCE
2. BZDV-23-8 1570 E US HWY 136 DEVELOPMENT STANDARDS VARIANCE
3. BZDV-23-9 1000 S ODELL ST DEVELOPMENT STANDARDS VARIANCE
4. BZDV-23-10 1000 S ODELL ST DEVELOPMENT STANDARDS VARAINCE

Motion: Stacey Risk made a motion to **APPROVE** the Findings of Facts, seconded by Marlon Webb, motion carried 4 In Favor/0 Opposed/0 Abstained.

E. HEARING OF REQUESTS FOR CONTINUANCES

1. None

F. CONTINUED PUBLIC HEARINGS

1. None

G. OLD BUSINESS

1. None

H. NEW BUSINESS

1. BZDV-23-11 61Lincoln Ave Development Standards Variance

- A request for a Development Standards Variance from Article 5, § 5.06 "Traditional Residential Accessory Structure Standards," to allow a second accessory structure to remain, exceeding the number and cumulative maximum size allowed under Section 5.06.
Parcel No(s): 32-07-11-375-009.000-016

Jenna Wertman presented. She explained applicant is requesting a variance to keep a second storage-based accessory structure on their property. She suggested that if this were to be approved that it would be with conditions. There were no questions from the Board.

Applicant Diane Arthurton stepped up to the stand. She explained her reasoning for this variance.

Jeff Humphreys asked if she foresees any difficulties not having this shed. Mrs. Arthurton stated she would not have a place to put her garden supplies. Including her lawn mower.

ADVERTISED PUBLIC HEARING OPENED 6:17pm

Mrs. Cindy Hohman stepped up to the stand. She commented that this shed is not a necessity and that she does not agree to grant this variance.

Resident Mrs. Tina Pickutt stepped up to the stand. She wanted to give a perspective from a resident in the area. She stated that the shed would not be an eyesore and it is very necessary for the homeowner.

Applicant responded to residents comments. Stating she does in fact need this shed.

ADVERTISED PUBLIC HEARING CLOSED 6:24pm

Motion: Stacey Risk made a motion to **APPROVE** BZDV-23-11, subject to and conditioned upon Staff recommendations as amended, seconded by Marlon Webb. The motion carried 3 In Favor (Browning, Webb and Risk) /1 Opposed (Humphreys) /0 Abstained.

2. BZDV-23-12 4857 N RONALD REAGAN PARKWAY DEVELOPMENT STANDARDS VARIANCE

- A request for a Development Standards Variance from Article 5, § 5.78 & 5.66 "Signs – Exempt" and Signs – Industrial," to allow a gateway sign that exceeds the height and area and directional signs larger than the exempt section allows.
Parcel No(s): 32-08-18-210-001.000-016 and generally lots 1-4 of the Ronald Reagan Logistics Park.

Jenna Wertman presented. She explained that the applicant is requesting a variance to establish a larger gateway sign for the logistics park. Not to have a separate ground signs that are larger than what the code allows currently. This is a combination of variances to coordinate signs within the logistics park. Mr. Humphreys had a question about ground signs and individual signs. Jenna explained the allowance of type of signs for the businesses.

Applicant James Carpentier stepped up to the stand. He explained the reasoning and proposal for this variance.

Mr. Humphreys had a question about the division of the buildings. Mr. Carpentier explained the layout and division of the buildings.

ADVERTISED PUBLIC HEARING OPENED 6:47pm.

Cindy Hohman – Had some questions about the size of the signs and directional signs.

Mr. Carpentier responded to Mrs. Hohman's questions and helped shed some light on the concerns she or the Board may have. Jenna helped with some information about the size allowance for these signs.

ADVERTISED PUBLIC HEARING CLOSED 6:52pm

Motion: Matthew Browning made a motion to **APPROVE** BZDV-23-12, seconded by Stacey Risk. The motion carried 4 In Favor/0 Opposed/0 Abstained.

I. COMMUNICATIONS & REPORTS

1. Jenna W. did remind the board about redoing the UDO. She suggested to the board to collect any questions or comments that may be good to discuss.

J. MISCELLANEOUS BUSINESS

- a. None.

K. CITIZENS COMMENTS RELATING TO AGENDA

Cindy Hohman had a comment for the Board about variance grants.

L. ADJOURNMENT

Motion: Jeff Humphreys made a motion to **ADJOURN**, seconded by Marlon Webb, motion passed 4 In Favor/0 Opposed/0 Abstained. Meeting adjourned at 6:55pm.



Marlon Webb, President

ATTEST: _____
Paola Ranney, Administrative Assistant