

**Greensburg Board of Zoning Appeals Meeting**

03/16/2021 7:00 PM

Called to order by President Matt

The Pledge of Allegiance was recited

Voice Roll taken-members Roy Middendorf, Phil Deiwert, Matt Whitaker and Steve Hamilton all present.

Also present was City Attorney Chad Smith and Building/Code Official Sarah Hamer.

Matt asked that those in attendance fill in a voluntary anonymous survey to comply with the Title VI of the Civil Rights Act of 1964.

Minutes from 11/17/2020 were read. Approval was positive 3-0 with Roy abstaining.

Meeting was turned over to Chad for election of Officers for 2021.

Roy nominated Matt for President and Phil seconded. He was elected 4-0.

Matt nominated Roy for Vice-President. Steve seconded. He was elected 4-0.

Meeting turned back over to Matt

New Business:

#1-Evan Manship, proposed developer requested parking variance for new event center on the old St. Mary's Church/School/Education Center at 206 S. East St. Presently there are 36 spaces and 200+ are not including the street parking. There is no specific plan at present.

Ron May, City Engineer indicated that in events like this, one parking spot should accommodate 2.1 people. It would be undesirable to limit attendance.

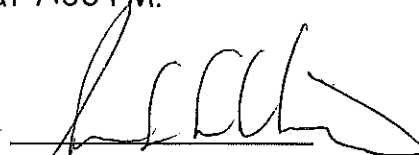
Bryan Robbins, Economic Development Director, Andy Beetz, St. Mary's Business Manager (also representing the Archdiocese of Indianapolis, owner of the property) and Mayor Josh Marsh all support the project.

Adjacent property owner Steve Foster registered concern that perhaps his driveway would be blocked during events. He was assured it would not.

Roy moved and Steve seconded to table until next meeting when a firm plan would be submitted by Evan. It passed 4-0.

Meeting was adjourned by President Matt at 7:30 PM.

  
Secretary

  
Chairperson

## Greensburg Board of Zoning Appeals Meeting

04/20/2021 7:00 PM

Called to order by President Matt

The Pledge of Allegiance was recited

Voice Roll taken-members Roy Middendorf, Phil Deiwert, Matt Whitaker and Alan Campbell all present.

Also present was City Attorney Chris Stephen and Building/Code Official Sarah Hamer.

Matt asked that those in attendance fill in a voluntary anonymous survey to comply with the Title VI of the Civil Rights Act of 1964.

Minutes from 03/16/2021 were read. Phil moved and Roy seconded to approve. They were approved 4-0.

### Old Business:

Evan Manship was seeking parking variance for proposed business at 206 S. East St. Greensburg in order to permit only 47 parking spaces for functions that may have 200-250 people. Drawings were submitted showing these spaces and he noted that adjoining property owned by Steve Adam could also be used as overflow parking. The number wasn't given as to how many spots the Adam property would entail nor was there any agreement submitted as to Adam's acquiescence.

Economic Development Director Bryan Robbins noted that some current businesses do not have that many parking spots.

Roy moved and Alan seconded to allow the variance with a 90 day timeline to procure an overflow agreement from Adam. Also the "old school" building would not be included in any of the plans. Upon getting this agreement it would then be submitted to the Building Commissioner for approval.

The request was denied by a vote of 3-1 with Roy voting yes.

### New Business:

1-Anthony Scott of 524 N. Anderson in Greensburg requested variance for adjoining lot at 528 N. Anderson in order to construct a deck and pool including a 6 foot privacy fence. Setback ordinances would be followed. Phil moved and Roy seconded to approve. It passed 4-0.

2-Green Signs (Kevin Sims) requested variance to install sign at 505 E. Central and 900 Big Blue Avenue to be taller than 8 feet per ordinance. Roy moved and Phil seconded to approve as requested. It passed 4-0.

Meeting was adjourned by President Matt at 7:48 PM.

John F. Nieman  
Secretary

Raymond Anderson  
Chairperson

Greensburg Board of Zoning Appeals Meeting  
06/15/2021 7:00 PM

Called to order by President Matt

The Pledge of Allegiance was recited

Voice Roll taken-members Roy Middendorf, Phil Deiwert, Matt Whitaker and Alan Campbell all present.

Also present was City Attorney Chris Stephen and City Engineer Ron May.

Matt asked that those in attendance fill in a voluntary anonymous survey to comply with the Title VI of the Civil Rights Act of 1964.

Minutes from 04/20/2021 were read. Phil moved to approve and Roy seconded. Approval was unanimous.

New Business:

1-Valerie Burchett, 1683 W. Kole Drive requested variance of side yard setbacks of 25 feet per ordinance. Plans are for a 27 feet by 27 feet garage to be constructed which would encroach on ordinance by 7-8 feet.

Ron presented the request and suggested approval with change to minimum setback to 15 feet. Valerie Burchett stated a driveway would also be necessary but would curve up to the garage. No adjoining property owners gave record of negative nature.

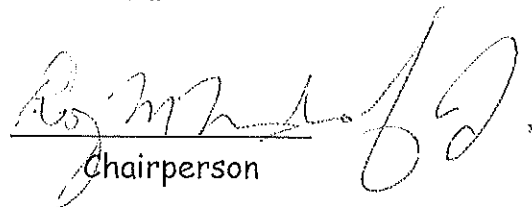
Phil moved to approve with a minimum 15 feet setback on side of property. Roy seconded and it was passed 4-0.

2-Joann Bode requested variance for replacing shed on a vacant lot at 1120 S. Maureen Rd. No negative comments were received from adjoining property owners. Bryant Pennington, Bode's son, said they just wanted to make the property look better.

Roy moved and Phil seconded to approve. It passed 4-0.

Meeting was adjourned by President Matt at 7:24 PM.

  
Secretary

  
Chairperson

**Greensburg Board of Zoning Appeals Meeting**

09/21/2021 7:00 PM

Called to order by Vice-President Roy

The Pledge of Allegiance was recited

Voice Roll taken-members Roy Middendorf, Phil Deiwert, and Alan Campbell present. Matt Whitaker was absent.

Also present was City Attorney Chris Stephen and Building/Code Official Sarah Hamer.

Roy asked that those in attendance fill in a voluntary anonymous survey to comply with the Title VI of the Civil Rights Act of 1964.

Minutes from 06/15/2021 were read. Alan moved and Phil seconded to approve as read. It passed 3-0.

There was no old business.

New business:

Kyle and Lindsay Klene of 1416 W. Springfield, Greensburg requested variance from ordinance which requires a paved and curbed parking lot at 1436 N. Liberty Drive W., Greensburg their place of business since the business is only for their personal storage.

Since the Klene's did not show Phil moved and Alan seconded to table the request to a future date. It passed 3-0.

Meeting was adjourned by Vice-President Roy at 7:04 PM.

  
Secretary

  
Chairperson

**Greensburg Board of Zoning Appeals Meeting**  
10/19/2021 7:00 PM

Called to order by President Matt

The Pledge of Allegiance was recited

Voice Roll taken-members Roy Middendorf, Phil Deiwert, Matt Whitaker and Alan Campbell all present.

Also present was City Attorney Chris Stephen and Building/Code Official Sarah Hamer.

Matt asked that those in attendance fill in a voluntary anonymous survey to comply with the Title VI of the Civil Rights Act of 1964.

Minutes from 09/21/2021 were read. Phil moved and Alan seconded to approve. It passed 4-0.

There was no old business

New business:

1-Shari Blackburn 1404 N. East St. Greensburg requested a special exception to have a one-chair salon at her residence. Adjoining property owner Mr. Davis said he had no problem and another said the same thing per Sarah. Property owner Rick Acra gave his approval.

Sarah explained that an approval would be probationary and permanent exception must be requested in one year.

Phil moved and Roy seconded to approve the request. It passed 4-0.

2-Tabled from last meeting Kyle and Lindsay Klene 1416 W. Springfield requested a variance from ordinance to not require a blacktop parking lot at their business at 1436 N. Liberty Circle Dr. W. it is for personal storage and there are no walk-in customers as they have an online business.

Sarah said some businesses in that area do not have paved parking lots but this is against ordinance. The order should be followed.

Roy moved and Phil seconded to approve based on the condition that it remains no storefront. It was denied 4-0 as it still is a business.

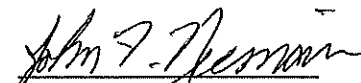
3-Evan and Emily Manship of 2001 E. 52<sup>nd</sup> St. Indianapolis reentered their request for variance from 59 parking spaces required for business at 206 S. East St. Greensburg (old St. Mary's church and school) to 47 spaces so that a greenspace can be in place where the school building is presently after it is demolished. 59 Spaces can be had but it would detract from the greenspace. Maris Prieditis, adjoining property owner represented three other adjoining property owners requesting 2 residential parking only signs for two parking spaces for each property owner due to past experiences of crowds parking in front of their residences. These spaces are not included in the 59 spaces. Chris explained that the BZA board had no power to grant this request and he would find the correct avenue. Building Commissioner, Sarah Hamer noted that a Certificate of Occupancy would not be issued until the school is torn down and the parking meets the ordinance.

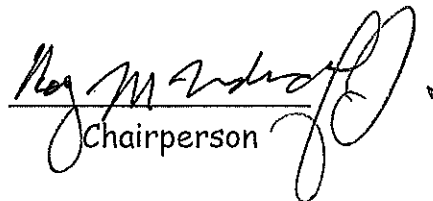
Roy moved to approve and Phil seconded the request to 47 spaces.

Roy and Phil voted yes and Alan and Matt voted no with Matt as president voting no for a tiebreaker. It was denied 3-2.

The required spaces would be taken from the greenspace.

Meeting was adjourned by President Matt at approximately 8:00 PM.

  
Secretary

  
Chairperson