



# — CITY OF — GREENSBURG

## Board of Zoning Appeals Public Hearing Minutes

Today is Tuesday, September 3, 2024, and the time is 7:00 pm. The Board of Zoning Appeals Public Hearing is opened by President, Alan Campbell.

Everyone recited the Pledge of Allegiance.

Xperience Ag is seeking a variance from Development Standards for partial paving & curbing at 2340 N. Progress Rd. There were no dissenters. A motion to close the public hearing was made by Rick and seconded by Dick. The public hearing was closed at 7:02 pm.

Lisa Lee is requesting a Special Exception to run a business out of her home located at 1018 E. Lakeshore Dr. There were no dissenters. A motion to close the public hearing was made by Rick and seconded by Philip. The public hearing was closed at 7:03 pm.

Constance Hempstead is seeking a variance from Development Standards for the front yard setback at 706 W. Gaston Dr. There were no dissenters. A motion to close the public hearing was made by Philip and seconded by Dick. The public hearing was closed at 7:03 pm.

Midwest Service Warehouse, Inc. requests a use variance to operate a warehouse-type business at 1929 N. Greensburg Crossing. The location is currently zoned a B-2. Ron Weston questioned where the warehouse was going to be located. A motion to close the public hearing was made by Dick and seconded by Philip. The public hearing was closed at 7:04 pm.

Jeff Whitaker is seeking a variance from Development Standards for partial paving & curbing at 1530 W. Veteran's Way. There were no dissenters. A motion to close the public hearing was made by Philip and seconded by Dick. The public hearing was closed at 7:05 pm.

## Board of Zoning Appeals Meeting Minutes

Today is Tuesday, September 3, 2024 and the time being 7:05 pm. The meeting of the Board of Zoning Appeals is called to order.

Roll Call was taken by Secretary, Amber Coyne.

Members present: Alan Campbell, Philip Deiwert, Dick Glaser, Rick Emsweller

Members absent: Ken Dornich

City officials present: Sarah Hamer, Building Commissioner, Zach Wirrig, Director of Public Projects

Also present was City Attorney, Chris Stephen

There were no additions or corrections to the BZA public hearing or BZA meeting minutes from August 6, 2024. Philip made a motion to approve the minutes and Rick seconded. All ayes, no nays, minutes approved as presented.

There was no Old Business.

"The City of Greensburg acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services ( i.e. sign interpretive services, alternative audio/visual devices, and amanuenses) for participation in our access to City sponsored public programs, services, and/or meetings, the City requests that individuals make requests for these services seventy-two (72) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Zach Wirrig, ADA Coordinator, at (812) 663-3344."





## New Business

A variance is being sought by Xperience Ag, 2340 N. Progress Rd., for partial relief of curbing and paving. Ben McCoy spoke for Xperience Ag. Alan inquired if there was a plan for a future addition. Ben confirmed yes, but a timeline has not been established for the new building. Philip asked how many customers they service daily. They see one or two customers per day in the storefront. The back of the building is for heavy equipment, semis, tractors, combines, etc. Dick asked if they plan to add curbs. Ben said there would be no curbing. Philip asked why they think curbing is unnecessary. He feels curbing would make drainage worse. Philip asked Sarah what purpose curbing served. Sarah stated curbing is for safety and aesthetics. Jeff Whitaker spoke about the design standards for the State of Indiana and using ditches and swells whenever possible to prevent contamination before the water gets to retention ponds or creeks. Chris Stephen reminded the board of the criteria to approve a variance. Sarah presented the City's position. She also talked about Liberty Circle being a good example of a developed area where parking lots are not paved, the amount of loose gravel, and being aesthetically unpleasing. Dick asked if the board could split the variance and vote separately on each request. Chris Stephen confirmed and advised. Dick made a motion to split the variance into two votes, curbing and paving behind the building. Philip seconded the motion. Voice vote, 4-0, the variance will have two separate votes. Philip made a motion to grant relief from the paving ordinance in areas depicted in the map by the red and blue line. Dick seconded the motion. Voice vote, 3-1, the variance for paving relief is approved. Dick made a motion to grant relief for curbing the already paved portion of the driveway. Rick seconded the motion. Voice vote, 1-3, the variance for curbing relief does not pass.

Lisa Lee, 1018 E. Lakeshore Dr, is seeking a special exception to operate a one-chair hair salon in her home. Alan asked if there would be any signage for the business, no. Sarah explained there was plenty of parking and there were no neighbor concerns. A motion to approve the special exception was made by Philip and seconded by Dick. Voice vote, 4-0, Motion passes.

Constance Hempstead, 706 W. Gaston Dr., is seeking a variance for the front yard setback to put a roof over her cement patio. Constance discusses her plan including a matching roofline and landscape. Sarah said there were no concerns from surrounding neighbors. A motion to approve the variance was made by Rick and seconded by Dick. Voice vote, 4-0, motion passes.

Midwest Service Warehouse, Inc., is seeking a use variance to operate a warehouse-type business in a B-2 zoning at 1929 N. Greensburg Crossing (formerly Tractor Supply). Chris Nutley spoke about the nature of the business and explained the primary use will be warehousing with a small amount of packaging. Products are retail-ready, prepackaged, food items. Alan asked how many trucks they expect each day, 4 or 5. Alan asked about the shifts worked. There will be 2 shifts, 4-12 employees per shift, with live load/unload and no trailers sitting around. This space will serve as a temporary location until they expand the Batesville location. Sarah confirmed there were no calls or concerns from neighboring businesses. A motion to approve the use variance was made by Dick and seconded by Philip. Voice vote, 4-0, motion passes.

Jeff Whitaker is seeking a variance for partial relief of paving & curbing at 1530 W. Veteran's Way. Alan asked if the building was rented. Jeff confirmed McCallister will be leasing the space for heavy equipment rentals. The driveway will be concrete, customer parking will be asphalt, and he is asking for 3.4 acres of gravel. The entire property will be surrounded by fencing and a gate. A motion to approve the variance was made by Dick and seconded by Philip. Voice vote, 3-1, motion passes.

A motion to adjourn the meeting was made by Philip and seconded by Dick. The meeting adjourned at 7:57 pm.



Chairperson



Secretary