

BZA

JANUARY 14, 2020

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The Pendleton Board of Zoning Appeals (BZA) met on January 21, 2020 at 7:00pm at the Pendleton Town Hall, 100 W State Street, Pendleton, Indiana. The meeting was called to order at 7:10pm. Board Members present were Kyle Eichhorn, Tammy Bowman, Mike Romack, Jamila Zafar and Kirby McCrocklin. A quorum was established. Representing the Town were Assistant Planning Director Rachel Christenson and Utilities Office Manager Tracie Dodd.

Others in attendance included Kay Brunner of 115 W Elm St, Jack Wilson of 128 S Pendleton Ave., Chris Schulhof of 11216 Fall Creek Rd., Joe Hunt of 218 W Garden Dr. and Tim Paul of 222 Lucky Lane.

OATH OF OFFICE

Kyle Eichhorn and Jamila Zafar were sworn in by Town Attorney Jeff Graham

ELECTION OF OFFICE

Motion by Kyle Eichhorn, seconded by Jamila Zafar to nominate Tammy Bowman as Chair. Motion was carried.

Motion by Tammy Bowman, seconded by Kyle Eichhorn to nominate Jamila Zafar as Vice Chair. Motion was carried.

APPROVAL OF MINUTES

Motion by Jamila Zafar, seconded by Kyle Eichhorn to approve meeting minutes from September 17, 2019. Motion Carried.

ONBOARDING INFORMATION

Members were given the Boards & Commissions 2020 Onboarding Information

OLD BUSINESS

No old business.

NEW BUSINESS

A. CU01212020-01: The Conditional Use application request is to allow a structure with multiple businesses (more than 4) in the Downtown Business zoning district – 103 West High Street (Schulhof)

Notice was given that the Board of Zoning Appeals of the Town of Pendleton, Pendleton, Indiana on Tuesday, January 21, 2020, at 7:00 p.m. at the Pendleton Town Hall, 100 West State Street, Pendleton, In.

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Pendleton, Indiana, will hold a public hearing on CU01212020-02, a proposed Conditional Use in accordance with the provisions of the Unified Development Code and all amendments thereto of the Town of Pendleton, Indiana, a part of the Comprehensive Plan for the Town.

The Conditional Use application request is to allow a structure with multiple businesses (more than 4) in the Downtown Business zoning district.

**Affected Premises: 228 South Pendleton Avenue
Pendleton, Indiana 46064**

**Applicant: West High Street, LLC – Chris Schulhof
11216 Fall Creek Road, #100
Indianapolis, Indiana 46256**

Written Suggestions to the provisions for said proposed Conditional Use should be filed with the Town Planning Department at or before such meeting and will be heard by the Board of Zoning Appeals at the time and place specified. Interested person(s) desiring to present their view upon the proposed Conditional Use in writing or verbally will be given the opportunity to be heard at the above mentioned time and place. The above noted item may be continued on the Board of Zoning Appeals' agenda as necessary.

Staff Recommendation

Table petition until staff can review plans submitted by petitioner on 1/21/2020.

Motion by Jamila Zafar, seconded by Kyle Eichhorn to Table until February 18th meeting. Motion was carried.

B. CU01212020-02: The Conditional Use application request is to allow a structure with multiple businesses (more than 4) in the Downtown Business zoning district – 228 South Pendleton Avenue (Schulhof)

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Staff Recommendation

Table petition until staff can review plans submitted by petitioner on 1/21/2020.

Motion was made by Kyle Eichhorn, seconded by Jamila Zafar to Table petition until February 18th meeting. Motion was carried

Next meeting is scheduled for February 18, 2020

Meeting adjourned at 8:10pm.