

The Pendleton Board of Zoning Appeals met on December 18, 2018 at 7:00pm at the Pendleton Town Hall, 100 W State Street, Pendleton, Indiana. The meeting was called to order at 7pm. Board Members present were Tammy Bowman, Tim Pritchard and Jerry Kelly. A quorum was established with three of five members present. Representing the Town were Planning and Zoning Administrator Kayla Hassett and Planning Clerk Kate Edwards.

Others in attendance included Town Council President Bob Jones, Doug Carvile of 4500 S 475 W Pendleton and Matt Lintner of 4811 S New Columbus Road.

Minutes of the September 18, 2018 and October 16, 2018 meeting were approved.

OLD BUSINESS - none

NEW BUSINESS

CU12182018-01 – 8603 S SR 9 – Janitorial Services – Matthew Lintner

Kayla Hassett presented on Google Drive. The presentation included the Application for a Conditional Use submitted by Matthew Lintner, aerial view of the property zoning, aerial view of the property and pictures of the building.

Hassett explained the property is zoned Planned Business. Janitorial services is a conditional use in the Town of Pendleton. The business name is Reflections Unlimited LLC. The business has four employees and two vans and they generally operate between 9pm and 9am.

Staff Recommendation

Approve with the following conditions:

- Existing pole sign is nonconforming or “grandfathered in”. If refaced, it must have a dark background in compliance with Section G5 of the Planned Business Design Guidelines.
- If a garbage dumpster is placed on the site, it must be screened on all sides in accordance with Section G4.B.3 of the Planned Business Guidelines.
- All materials required for this use must be stored indoors, with the exception of vehicles, which may be parked outdoors.

Lintner addressed the board to advise that the business has been working out of Pendleton for two years at a different location. Pendleton being a mid-point of their 75 mile radius. Due to their growth, they are in need of a larger space and warehouse.

Carvile asked if the business was required to provide a list of chemicals to the fire chief. Staff reported that they did not know. Lintner advised that they use common cleaning supplies, with the strongest material being floor stripper.

Bowman asked for confirmation that everyone was notified within a certain radius of this property, so the public has been invited to weigh in. Staff confirmed and advised they had not been contacted with any concerns.

MOTIONED BY TIM PRITCHARD, SECONDED BY JERRY KELLY, TO APPROVE CU12182018-01 WITH STAFF RECOMMENDATIONS. MOTION CARRIED.

FINDING OF FACT FOR CU12182018-01 SIGNED BY ALL PRESENT MEMBERS AND ATTESTED BY KATE EDWARDS.

Next meeting is scheduled for January 15, 2018 at 7:00pm.

Meeting adjourned at 7:12pm.

Kate Edwards
Planning Clerk
Town of Pendleton