

Board of Zoning Appeals
Monday, November 6th, 2023

To: Minutes to Meeting
From: Recording Secretary
Subject: Minutes to Meeting

Call to Order

Noted presence of a quorum. Members present included Corey Kutz, Chad Kyker, Bruce Pauley, Ron Edwards, Laurie Gross, Ben Bontrager, Planning Department, Kelly Cook, Recording Secretary, also present, Rob Schein, Dinsmore & Strohl LLC.

Approval of Minutes

Bruce Pauley entertained for a motion to approve the meeting minutes for the October 2nd, 2023 meeting. Chad Kyker made a motion to approve. Corey Kutz seconded the motion, a vote of 5-0 was in favor motion approved.

New Business

Docket #23-81: Gary Murray with Prologis requesting Development Standard Variances for Aurora Auto Parts.

The property is located at 500 S Enterprise Boulevard, Lebanon, Indiana 46052.

The property is zoned Planned Business Industrial (PBI) and comprised of approximately 45 acres.

Ben Bontrager gave an overview of the variances being requested. The applicant, Cripe Engineering, presented the intent to construct additional trailer and employee parking areas on the subject property. Mr. Bontrager stated there are various site limitations, the applicant is requesting variances to accommodate the proposed parking expansions.

Variance Request: #1 – Parking Curb

Variance Request: #2 – Parking Lot Perimeter Landscaping

Variance Request: #3 – Parking Space Dimensions

Ben Bontrager read through all the criteria from the staff report.

Ben Bontrager asked for questions from the board.

Bruce Pauley questioned when the building was built and questioned the existing 18ft parking space size. Mr. Pauley asked if there was a variance for these spaces?

Ben Bontrager stated they were unable to find any previous records of any variance associated with the previous spaces.

There were no other questions.

Applicant, Gary Murray representing Prologis stated the previous parking spaces were allotted a 2-foot overhang of vehicles. Mr. Murray stated this side is curbed and single loaded, so a truck could back in and get the bed out of the drive aisle.

Cody Riles with Prologis, the building owner, stated the building was built in 2004. The current tenants in the building have no issues with the current parking spaces. The drive aisle is a standard 24ft wide.

Bruce Pauley opened and closed the public portion of the hearing.

Bruce Pauley entertained for a motion. Laurie Gross made a motion to approve Docket #23-81 Development Standards Variance request to permit relief from the parking curb, parking lot perimeter landscaping, and parking space dimension requirements of the Unified Development Ordinance. Ron Edwards seconded the motion a vote of 5-0 was in favor motion approved.

Other Business

There was no other business conducted.

Adjourn

A motion was made and seconded to adjourn the meeting at 7:12pm. The Lebanon Board of Zoning Appeals will meet again on December 4th at 7:00pm

Submitted by Recording Secretary

Kelly Cook

Chairman, Bruce Pauley

Secretary, Kelly Cook