



Meeting Minutes

Whitestown BZA

Date: November 4, 2021

Time: 6:30pm

Location: Whitestown Municipal Complex, 6210 Veterans Drive Whitestown, IN 46075, (317) 769-6557

Call to Order:

6:33pm

Pledge of Allegiance

Roll Call

- Mark Pascarella
- Phillip Snoeberger
- Craig Arthur
- Andrew McGee

- Staff:
 - o Brittany Garriott, Director of Planning and Development
 - o Jonathan Hughes, WPC/WBZA Attorney

Approve Agenda

Motion to approve 10/07/21 meeting minutes and agenda by Arthur. Second by Pascarella. Motion passes 4-0.

Public Comment for Items Not on the Agenda- none

Presentations- none

Unfinished Business- none

New Business – Public Hearing

a. BZA21-007-VA Hussey Mayfield Public Library Variance

- i. **Hannah Fleck** – JQOL civic engineer representing the library. Shared screen with site plan, went over request for the zoning variance for parking. Stated that it will be 22,000 square feet and will have approximately 500 public visitors each day. Asking for variance for 101 parking spaces, more than required in the ordinance.
- ii. **Brittany Garriott** – Staff Report – Staff recommends the variance be approved with the following finding of facts for the variance request:
 1. The variances will not be injurious to the public health, safety, morals, and general welfare of the community because: Approval of the variance will not be injurious to the public health, safety, morals, and general welfare because providing more on site parking for this site allows users to safely park within a designated area without risking overflow parking along streets or alleyways.

2. The use or value of the area adjacent to the property included in the variances will not be affected in a substantially adverse manner because: The use or value of the surrounding area will not be negatively affected if the variance is approved. The surrounding area is primarily single-family residential and the applicant is proposing to provide more parking to allow the opportunity for more members of the community to be able to access the facility.

3. The strict application of the terms of the Ordinance will constitute an unusual and unnecessary hardship as applied to the property for which the variance is sought because: The ordinance's maximum parking limit would constrict the number of community members able to use the facility at one time. It would also cause a hardship for the property and risk community members to seek off-site parking.

- iii. **Craig Arthur** – How many parking stalls are in the plan, 101?
- iv. **Hannah Fleck** – 96 regular and 4 ADA.
- v. **Jon Hughes** – Variance request if for a maximum of 101.
- vi. **Hannah Fleck** – Correction 97 regular and 4 ADA.
- vii. **Jon Hughes** – Going from 41.42 to 101 under the zoning requirement.

Motion to approve from 41.42 parking stalls to a maximum of 101 parking stalls and with the staff findings and recommendations. Second by Snoeberger. Motion passes 4-0.

Announcements

Jon Hughes – The updated rules and procedures have been circulated to you and will be up for consideration at our next meeting. Please let me know if you have any questions.

Adjournment

6:41 pm

Unanimous vote to adjourn

DocuSigned by:

Andrew McGee

115407500411 Andrew McGee, President

DocuSigned by:

Brittany Garriott

177047700411 Brittany Garriott, Secretary