WHITELAND BOARD OF ZONING & APPEALS

May 1, 2025

Board Members		Other Town Officials Present	
Gary Howard, President	X	Melissa Fraser, Clerk Treasurer	
		Billy Patrick, Building Commissioner	X
Derek Westfall, Vice President	X	Makayla Rich, Deputy Clerk Treasurer	X
		Carmen Young	X
Kimberly Blackburn, Member	X	Director of Administration	
Juanita Emery, Member	X	Shaun Young, Director of Operations	
Byron Temple, Member	X	Stephen Watson, Town Attorney	X

Call to Order:

- G. Howard called the meeting to order at 7:00 pm

Pledge to the Flag

Roll Call & Determination of Quorum:

- Quorum requirements reached.

Approval of Minutes:

- G. Howard made a motion to approve 2.6.24 minutes B. Temple seconded the motion.

PASSED 4-0-1

Swearing in

- Completed by S. Watson 7:02pm

Communications/Reports of Committee: N/A
Old Business: N/A

New Business:

- **Case 2025-V-01 Variance - Boone's Addition Lot 7 150 Railroad St.**
  - B. Patrick explained the details of the staff report.
  - Petitioner: Josh Sterret
  - Request: Waiver to reduce 10' side yard setback to 5' and the exterior material requirement
  - Staff recommends approval of the petition, based on the findings of fact.
  - G. Howard opened the public hearing at 7:20pm. S. Watson and G. Howard explained rules and timeline for the public hearing.
    - **Josh Sterrat, 150 S. Railroad St., Whiteland**, introduced himself and explained his plan for the development.
      - G. Howard asked if he was open to putting up a fence. J. Sterrat answered yes.
    - **Shawn Butler, 599 Greensprings Dr., Whiteland**, discussed the overpopulation of Whiteland
    - **Michael Meyer, 120 S. Railroad St., Whiteland**, asked if the Town had considered the Fire Department and their access to Railroad St. He also discussed the additional traffic that will come due to this apartment.
    - **Terry Turman, 92 Molat Dr., Greenwood**, discussed pictures she passed around to the Board showing her history connected to Railroad St
    - **Teri Whitaker, 180 S. Railroad St., Whiteland,** spoke on behalf of her husband and neighbors. She requested a continuance so that they could continue to research the impact the requested variances and development will have on the property.

- Teri asked the Board what steps Mr. Sterret intends to take to reduce the undue hardship of the southern lot property owner from building within 5ft of the property line, as their property is for sale. G. Howard stated we could discuss that with the petitioner.
- Teri asked the Board if any realtors knew of any impacts to the property from this development. G. Howard stated he knew nothing about that.
- Teri asked the Board what specific benefit 2 apartment buildings on a residential street would produce, when the lot cannot properly support traffic or infrastructure. And there is a giant brand new apartment complex 2 miles down the road. G. Howard stated that it could be discussed.
- Teri asked the Board if the apartments would be low income. G. Howard stated he didn't feel that was the case. B. Patrick also stated no – it would not be low income.
- Teri asked about the 18 parking spaces and what the Town is doing about the impact that may have on traffic. G. Howard stated that it could be discussed.

- **April Isham, 1551 Timber Ln, Greenwood**, formerly lived at 170 Railroad St. which was destroyed by the tornado. The property is currently for sale. April discussed safety concerns with the apartment being 5 ft from their property. She also discussed traffic concerns.
- Josh Sterret addressed some of the questions asked. In the previous meeting, some ideas were discussed about how to help with the increased traffic. He also discussed the desire to pay tribute to some of the historical features. He is also open to a buffer or fence.

- G. Howard closed the public hearing at 7:46pm.
- G. Howard asked B. Patrick if the Fire Department had looked this over. B. Patrick stated that there will be a full development plan review. There are a multitude of things that the staff can require such as a traffic study, a truck exhibit to show how they could navigate down the street, etc. There will also be a technical review which is a public forum.
- B. Patrick also discussed ways in which the Town has to notify property owners and the public about public meetings. C. Young also discussed ways in which the public is notified and when meetings typically take place.
- G. Howard stated that he feels hardy board is good quality and he's in favor of that. He is also ok with the 5ft setback as long as we can give neighbor privacy. He'd like to make installing a privacy fence a condition for approval of the variance.
- D. Westfall stated the concerns are valid, but these variances are consistently approved.
- G. Howard made a motion to approve the variances and adopt the findings of fact in the staff report with condition that a 6ft privacy fence be installed on the south side of the property. D. Westfall seconded the motion.

PASSED 4-1

- **Case 2025-V-02 Variance - S E Vanarsdale Add Lot 28 719 Pearl**
  - B. Patrick stated the petitioner is not present. The Board discussed and decided to move forward with petition.
  - G. Howard made a motion to suspend the rules on this petition. D. Westfall seconded the motion.

  PASSED 5-0
  - B. Patrick discussed the details of the staff report.
  - Petitioner: David Wilkerson
  - Request: Waiver to reduce 10' side yard setback to 3' and the exterior material requirement
  - Staff recommends approval of the petition, based on the findings of fact.
  - G. Howard opened and closed the public hearing at 8:17pm.
  - G. Howard stated that anyone that lost their house to the tornado deserves extra help. He feels the house conforms with the rest of the homes around it.
  - B. Temple asked if there could be a stipulation that if this variance is allowed, that it is due to the impact the tornado had on the property and that the surrounding area has other homes with vinyl siding.
  - G. Howard made a motion to approve both variances and adopt the petitioner's written responses as findings of fact. B. Temple seconded the motion.

  PASSED 5-0

Other Business:

- NA

Adjournment:

- G. Howard made a motion to adjourn the meeting at 8:22 pm. D. Westfall seconded the motion.

Passed by the Board of Zoning and Appeals on this day 5th of June, 2025

Aye	Nay
Gary Howard, President	Gary Howard, President
Derek Westfall, Vice President	Derek Westfall, Vice President
Kimberly Blackburn	Kimberly Blackburn
Juanita Emery	Juanita Emery
Byron Temple	Byron Temple

Attest: Makayla E Rich.

Makayla Rich, Deputy Clerk Treasurer