

WHITELAND BOARD OF ZONING & APPEALS

August 7, 2025

Board Members

Gary Howard, President	X
Derek Westfall, Vice President	X
Kimberly Blackburn, Member	X
Juanita Emery, Member	X
Byron Temple, Member	X

Other Town Officials Present

Melissa Fraser, Clerk Treasurer	
Billy Patrick, Building Commissioner	X
Makayla Rich, Deputy Clerk Treasurer	X
Carmen Young Director of Administration	
Shaun Young, Director of Operations	
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 – July 3, 2025:

- G. Howard made a motion to approve 7.3.25 minutes D. Westfall seconded the motion.
PASSED 5-0

Swearing in

- Completed by S. Watson 7:01pm

Communications/Reports of Committee: N/A

Old Business: N/A

New Business:

- Case 25-V-07 Variance – CPCSC 300 Main St.**
 - B. Patrick discussed the details of the staff report
 - Petitioner: Sam Arnes on behalf of Clark-Pleasant Community School Corporation
 - Request: Waiver for a use requirement (Goat Husbandry) on a residentially zoned parcel
 - Staff is providing an **unfavorable** recommendation based on the findings of facts. Staff found no evidence of a practical difficulty warranting the non-conforming use within a residential district. If the Board determines that a practical difficulty exists, Staff recommends the following conditions:
 - The proposed site be relocated to a minimum of 500' from any residential district within the Town of Whiteland's jurisdiction or
 - The proposed use be placed on an off campus location at 999 N. Front St (Clark Pleasant Community School Corporation Operations Building)
 - S. Watson gave more detail on the criteria listed in the state statute.
 - G. Howard opened public hearing.
 - Hannah Knight, teacher at Whiteland Community High School, discussed her presentation shown to the Board.
 - Sam Arnes and Sandra Shipp, Clark Pleasant Community School Corporation, discussed the need for this type of program at the High School.
 - G. Howard asked if FFA was involved. S. Shipp stated yes, FFA is involved.
 - D. Westfall discussed the other locations presented to see if they were usable. S. Arnes explained the current use of those areas would make it unusable for this goat husbandry program.

- G. Howard asked what area the bus garage was zoned as. B. Patrick stated it was zoned industrial.
- K. Blackburn asked about weekends and breaks and who would care for the animals. S. Shipp stated it was the student's responsibility.
- David Hawkins, 329 Christina Dr., expressed his concern with the building and location (of the proposed goat husbandry program) as it is 87ft from his property line. He doesn't want the smell or noise. He's also concerned with the lowering of property values.
- Joyce Canar, 339 Christina Dr., expressed her concern with the proposed husbandry program due to the smell and noise that will come from them.
- G. Howard closed the public hearing.
- G. Howard stated the need for this type of program and thinks it could be more extensive than just goats. He thinks there are other places in the area this type of program could go and didn't think it would be a huge deal to transport the students. We are a small town but in an urban area. He would like a new proposal if they decided to use the area by the bus garage.
- B. Temple stated the location proposed was not feasible in his opinion.
- S. Watson asked what the comprehensive plan states as a future use of this area. B. Patrick stated the 10 yr outlook for that area doesn't change. Its listed as education/institutional district.
- G. Howard stated there is no problem with the comprehensive plan but would be a hardship for the residents.
- G. Howard made a motion to deny the petition based on the failures of factors 1 and 2 as stated in the staff report – the fact that the residents would be harmed by the proximity to their homes and also the area isn't extensive enough. D. Westfall seconded the motion.

PASSED 5-0

- G. Howard made a motion to adopt the staff report as the written findings of fact with the exclusion of the petitioners' responses to items 1,2,3,6 and that the strict application of the terms of the zoning ordinance would result in practical difficulties and constitute an unnecessary hardship in the use of the property. The approval would not interfere with the comprehensive plan. D. Westfall seconded the motion.

PASSED 5-0

- **Case 2025-V-08 Variance- 191 Walker Dr (Saddlebrook South Lot 186)**
 - B. Patrick stated this case is continued due to lack of public notice.
 - G. Howard made a motion to continue Case 2025-V-08 to September 4th meeting. D. Westfall seconded the motion.

PASSED 5-0

Other Business:

- NA

Adjournment:

- G. Howard made a motion to adjourn the meeting at 7:59 pm. D. Westfall seconded the motion.

Passed by the Board of Zoning and Appeals on this day 6 of 8 November, 2025

Aye

Nay

Gary Howard
Gary Howard, President

Gary Howard, President

Derek Westfall
Derek Westfall, Vice President

Derek Westfall, Vice President

Kimberly Blackburn
Kimberly Blackburn

Kimberly Blackburn

Juanita Emery

Juanita Emery

Byron Temple
Byron Temple

Byron Temple

Attest:

Makayla Rich
Makayla Rich, Deputy Clerk Treasurer