

HENDRICKS COUNTY BOARD OF ZONING APPEALS

Meeting Minutes

Monday, October 20, 2025

6:30 PM

Hendricks County Government Center • Meeting Rooms 4 & 5
355 S Washington St #G80
Danville, IN 46122

Members Present: Walt O’Riley (C), Rod Lasley (VC), Brett Smedley, Ron Kneeland, Anthony Hession

Members Absent:

Staff Present: Tim Dombrosky, Planning Director; Leslie Dardeen, Recording Secretary

Legal Representation: Greg Steuerwald

A quorum was established, and the Pledge of Allegiance was recited. Mr. O’Riley read the Rules of Procedure for the meeting. He then asked for a motion to approve the minutes from the September 15, 2025 meeting. Mr. Lasley made a motion to approve the September minutes. Mr. Smedley seconded the motion. Mr. Hession abstained from voting as he was not present at the September meeting. Motion of approval passed 4-0-1.

New Business:

VAR 14-25 Robert Dugan Variance from development standards to allow metal siding as the exterior on a principal dwelling on a 4.64-acre AGR-zoned parcel in Union Township: Section 10, Township 16, Range 1W; Key No 11-2-10-61W 476-002; located on E CR 500 N apprx. ¼ mile west of N CR 100 E; 814 E CR 500 N, Pittsboro, IN 46167.

Mr. Dombrosky gave an overview of the petition and property:

- Zoned AGR
- Parcel is an undeveloped lot in a Minor Plat
- Petitioner would like to use metal siding as the primary exterior covering material
- Plans show a nice variation in the facade, which allows the metal to be a useful, economical and tasteful design component
- Staff recommends approval

Mr. O’Riley invited the petitioner to address the board.

Mr. Terry Lee, 9455 N CR 200 W, Lizton, IN 46149, representing the petitioner Robert Dugan, addressed the board:

- Will be overseeing the construction of the home
- The metal exterior will match the style of the home and the surrounding rural area

Mr. O’Riley opened and closed the public hearing as no remonstrators were present.

Mr. O’Riley: Are there any further comments or questions from the board?

Being none, he asked for a motion from the board.

Mr. Lasley made a motion to approve VAR 14-25 with conditions set by staff. Mr. Hession seconded the motion. Motion to approve VAR 14-25 carried unanimously.

VOTE: For – 5

Against – 0

Abstained – 0

APPROVE

VAR 14-25: Robert Dugan

Hendricks County Area Board of Zoning Appeals

Findings of Fact/Law and Conditions of Approval

VAR 14-25

An application for the above noted development standards variance was filed in the office of the Hendricks County Department of Planning and Building (DPB). The application sought to vary development standards by allowing metal as a primary building material on a principal structure in an AGR/Agriculture Residential zoning district.

In accordance with Indiana Code (IC) 5-3-1 and the Hendricks County Zoning Ordinance (HCZO) Section 12.6 (C), the DPB staff published a legal notice in the *Danville Republican*. This notice advertised the public hearing scheduled in conformity with IC 36-7-4-920. The public hearing included the above variance on its agenda.

In accordance with Section 3.07 (D)(2) of the Rules of Procedure of the Board, the applicant also sent courtesy notices to certain surrounding property owners of record and other interested persons. A copy of this courtesy notice and a list of those receiving them were made a part of the file for this variance.

The Board conducted the hearing as advertised and heard evidence and testimony on the above noted variance. Meeting in open session, the Board subsequently considered the above noted request and its relationship to the requirements of IC 36-7-4 and HCZO. A tape recording of this proceeding has been on file and available to the public in the DPB office since the date of the hearing.

In its deliberations, the Board weighed the evidence associated with the following requirements and made the following findings.

IC 36-7-4-918.5 Variance from the development standards of the Zoning Ordinance. A Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the zoning ordinance. A Variance may be approved under this section only upon a determination in writing that:

- (1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

The Board finds that the proposal will meet this standard. The structure will not have a negative effect on the community and not be injurious to the public.

- (2) The use and value of the area adjacent to the property included in the Variance will not be affected in a substantially adverse manner.**

The Board finds that the proposal will meet this standard. The structure will not be out of place or character with the surroundings. The variance will not negatively impact the surrounding properties.

- (3) **The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.**

The Board finds that the proposal will meet the standard. Excluding standard construction practices and materials creates an unreasonable standard.

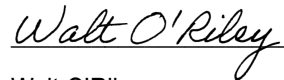
HCZO 12.6 (E) Development Standards Variance; Conditions. The Board may impose such reasonable conditions upon its approval as it deems necessary.

The Board imposed the following conditions in furtherance of the Indiana Code and the Hendricks County Zoning Ordinance:

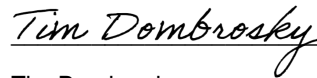
1. The petitioner shall be responsible for obtaining the required permits

For all the foregoing reasons, the Board APPROVED this request for a development standards Variance on the 20th day of October 2025.

AREA BOARD OF ZONING APPEALS
HENDRICKS COUNTY, INDIANA



Walt O'Riley
Chairperson



Tim Dombrosky
Secretary to the Board

SE 02-25 Brian Motter Special Exception to allow a large-vehicle (rv, boat, etc.) parking and storage facility on 3 combined GB-zoned parcels, totaling 16.53-acres, in Marion Township: Section 8, Township 15, Range 2W; Key Nos 09-2-07-52W 200-005, 09-2-08-52W 100-010 and 09-2-08-52W 100-002; located on the south side of W US Hwy 36, apprx 1 mile west of SR 75; 8081 W US Hwy 36, Coatesville, IN 46121.

Mr. Dombrosky gave an overview of the petition and property:

- Zoned GB with AGR all around it
- Subject property is made up of 3 parcels totaling 16+ acres, west of New Winchester
- There is some commercial property to the east

- Commissioners previously approved a rezoning to allow a self-storage facility; this however does not include outdoor boat/RV storage
 - The outdoor vehicle storage requires a special exception
- The BZA has approved this use at another storage facility in the area

Mr. O'Riley invited the petitioner to address the board.

Mr. Luke Gill, DES Engineering, LLC, 214 E Main, Crawfordsville, IN 47933, speaking on behalf of Brian Motter, addressed the board:

- Petitioner wants to add RV/boat outdoor storage to the facility
- Only 45 vehicles allowed on lot per Plan Commission
- Full site surrounded by landscaping
 - North and west side of property will have berms added to the landscaping
- There's a 6' fence around the property
- There are 32 12'x15' storage bays

Mr. Lasley: Where would the outside parking be on the property?

Mr. Gill: Most of the parking will be in the interior portion of the property.

Mr. Smedley: How many total storage units are available?

Mr. Gill: Approximately 108.

Mr. Lasley: Does the limitation of 45 outside vehicles keep this as an accessory use to the principal storage use?

Mr. Dombrosky: Yes. It becomes a monitoring issue to ensure the 45-vehicle maximum is not exceeded. They are allowed to add more buildings in the future.

Mr. O'Riley: Will this need to go before the drainage board?

Mr. Dombrosky: Yes, at next month's meeting.

Mr. O'Riley: Is the landscaping buffer sufficient?

Mr. Dombrosky: All development standards have been met.

Mr. Gill: There is an extensive amount of trees by the retention pond as well.

Mr. O'Riley opened the public hearing.

Mr. Kris Harmless, 8123 W US Hwy 36, Coatesville, IN 46121, addressed the board. His concerns included:

- Aesthetics
- Decreased property values

- No significant buffer around outside storage
- Changes to the agreed upon original landscape plan
- There are campers/RVs on-site currently

Ms. Tammy Sarkine, 252 S CR 775 W, Coatesville, IN 46121, addressed the board. She shared the same concerns, with the addition of:

- Adequacy of the retention pond and drainage
- Berms/landscaping will not be sufficient to buffer the site from neighboring properties

Mr. O'Riley closed the public hearing. He asked if Mr. Gill or Mr. Motter would like to address the concerns expressed.

Mr. Motter, 2465 N SR 39, Danville, IN 46122, addressed the board:

- Has owned property for the last 3.5 years
- In that time, he cleared out the junk and old farm equipment that had been on the property for the prior 40 years
- Put up a fence to prevent cars from driving and parking on Mr. Harmless' property
- Built facility 150' from the road, required setback is only 50', for aesthetic purposes
- Has built mounds and planted evergreen trees as buffers
- Facility gates are locked between the hours of 10 pm and 6 am
- Wants to be afforded the same rights as Hawkeye storage which is approximately ¼ mile away

Mr. O'Riley: We saw pictures of parked trailers with junk on them and an old, inoperable camper.

Mr. Motter: All of that has been moved out, as well as the renter.

Mr. Dombrosky: You presented a map that shows 4 landscaping mounds.

Mr. Gill: Yes, that is the original plan. We have made some updates.

Mr. O'Riley: Will there be a mound on the west side of the property?

Mr. Gill: No. The water shed feeds into the pond on the west side of the property. A mound would block the flow of water.

Mr. O'Riley: But is there a mound shown on the plan for the east side?

Mr. Gill: Yes, a 3' mound.

Mr. Motter: It will take between 3-5 years for full development of the property.

Mr. O'Riley: Will the berm be in before development?

Mr. Gill: Some of it will be. We need to leave space for farming equipment to pass through while the land is still being farmed.

Mr. Hession: Is there a legal drain to be concerned with?

Mr. Dombrosky: No, there is only an unregulated natural ditch.

Mr. Motter: We can get trees planted and landscaping started before development.

Mr. O'Riley: I think that would show goodwill toward the neighbors.

Mr. Hession: When was Hawkeye approved for outdoor boat and RV storage?

Mr. Dombrosky: It was approved in 2021 with multiple expansions since.

Mr. Lasley: Can the board stipulate that outdoor parking is for RVs and boats, but not open trailers?

Mr. Hession: And in workable condition with current plates and registration?

Mr. Dombrosky: Yes, the board can make those conditions.

Mr. Lasley: No junk campers would be allowed in outdoor storage.

Mr. Gill: We have enclosed units for those cases.

Mr. Lasley: Would a taller fence make a difference?

Mr. Smedley: I don't think it would make much of an impact.

Mr. Lasley: Can we stipulate where the open parking storage will be located?

Mr. Dombrosky: Yes.

Mr. Motter: We currently have about 10-12 large RVs parked at the front of the property.

Mr. Smedley: How tall is the building on the west side of the property?

Mr. Motter: 12' to the peak.

Mr. Dombrosky: Are there access doors on the west side?

Mr. Motter: Yes.

Mr. O'Riley: Are there any more comments or questions from the board?

Being none, he asked for a motion from the board.

Mr. O'Riley made a motion to approve SE 02-25 with conditions set by staff and the following additional conditions set by the board:

- Landscaping mound and trees to be installed on east border of rear lot with the first construction phase

- Northern berm to be installed to a minimum of 6' high
- 45 vehicle maximum inside and outside boat and RV storage
- All vehicles must have current registration and current year license plates
- Outside storage is only permitted at the northeast corner and by buildings #16 and #17. Outside storage will also be allowed east of buildings #12 and #14 until buildings #16 and #17 are complete (reference Map Exhibit A)

Mr. Hession seconded the motion. Motion to approve SE 02-25 with conditions carried unanimously.

VOTE: For – 5
SE 02-25: Brian Motter

Against – 0

Abstained – 0

APPROVE w/conditions

Hendricks County Area Board of Zoning Appeals

Findings of Fact/Law and Conditions of Approval

SE 02-25

An application for the above noted special exception was filed in the office of the Hendricks County Department of Planning and Building (DPB). That application sought to permit **RV and Boat Storage** in an area zoned as GB (General Business). Acting in its role as staff to the County Board of Zoning Appeals (Board), the DPB staff subsequently created a file containing all documentation of the request and made that file available for public inspection in the County Government Center.

In accordance with Indiana Code (IC) 5-3-1 and the County Zoning Ordinance (HCZO) Section 12.7, the DPB staff published a legal notice in the *Danville Republican*. This notice advertised the public hearing scheduled in conformity with IC 36-7-4-920. The public hearing included the above special exception on its agenda.

In accordance with Section 3.07 (D)(2) of the Rules of Procedure of the Board, the applicant also sent courtesy notices to certain surrounding property owners of record and other interested persons. A copy of this notice and a list of those receiving them were made a part of the file for this Special Exception.

The Board conducted the hearing as advertised and heard evidence and testimony on the above noted Special Exception. Meeting in open session, the Board subsequently considered the above noted request and its relationship to the requirements of IC 36-7-4 and HCZO. A tape recording of this proceeding has been on file and available to the public in the DPB office since the date of the hearing.

In its deliberations, the Board weighed the evidence associated with the following requirements and made the following findings.

IC 36-7-4-918.2 Exceptions and uses. A Board of Zoning Appeals shall approve or deny all: (1) Special Exceptions; ... from the terms of the Zoning Ordinance, but only in the classes of cases or in the particular situations specified in the Zoning Ordinance.

HCZO Section 12.7 authorizes the Hendricks County Board of Zoning Appeals to approve Special Exceptions.

HCZO Section 12.7 (D)(1). In addition to the special requirements for permitted Special Exception uses as specified in Section 12.7 (D)(2) ... the Board of Zoning Appeals ... shall find adequate evidence showing that the use at the proposed location:

A. Is in fact a permitted Special Exception use ... [in] the zoning district involved.

The Board finds that RV and Boat Storage is in fact a Special Exception in the General Business Zoning District.

B. Will be harmonious with and in accordance with the general objectives or with any specific objective of the County's Comprehensive Plan and the Zoning Ordinance.

The Board finds that the proposal will meet this standard. The comprehensive plan recommends this area remain agricultural, but encourages commercial services be located so as to maximize use of existing infrastructure, including along major thoroughfares.

C. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

The Board finds that the proposed use will meet this standard. The use is an expansion of an existing permitted use, and the character and design will not differ significantly from the approved use. Additionally, the use will be screened according to ordinance requirements and the included conditions.

D. Will be served adequately by essential public facilities and services ... or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

The Board finds that the proposal will meet this standard. There will be required review of the development by County departments for site design including drainage. Emergency services and other public services are adequately serving the rural area for this low intensity use and will not likely experience significant increases in demand.

E. Will not create excessive additional requirements at public cost of public facilities and services and will not be detrimental to the economic welfare of the community;

The Board finds that the proposal will meet this standard. The traffic is served by a major highway and will not have a detrimental effect on the roadway. The increase in demand for emergency services and other public services will likely not increase costs for the County that will not be recovered.

F. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;

The Board finds that the proposal will meet this standard. The use will not significantly change and be disruptive and detrimental to the surrounding area.

G. Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares;

The Board finds that the proposal will meet this standard. The existing entrance is designed to handle the expected traffic.

H. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

The Board finds that the proposal will meet this standard. There will be no substantial loss in natural, scenic, or historic features with the operation of the business as it is substantially similar to what is permitted.

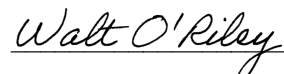
IC 36-7-4-918.2 Exceptions and uses. The Board may impose reasonable conditions as a part of its approval.

The Board imposed the following conditions in furtherance of the Indiana Code and the Hendricks County Zoning Ordinance:

1. All applicable federal, state, and local approvals are required.
2. Landscaping mound and trees to be installed on east border of rear lot with first construction phase
3. Northern berm to be installed to a minimum of six feet high
4. 45 vehicle maximum inside and outside boat and RV storage
5. All vehicles must have current registration and current year license plates
6. Outside storage is only permitted at the northeast corner and by buildings #16 and #17. Outside storage will also be allowed east of buildings #12 and #14 until buildings #16 and #17 are completed (reference Map Exhibit A)

For all the foregoing reasons, the Board APPROVED this request for a Special Exception on the 20th day of October 2025.

AREA BOARD OF ZONING APPEALS
HENDRICKS COUNTY, INDIANA



Walt O'Riley
Chairperson



Tim Dombrosky
Secretary

VAR 15-25 Larry Shaw Variance from development standards to allow a side setback of 6' instead of the required 10' for the construction of an accessory structure on a .62-acre AGR-zoned parcel in Clay Township: Section 5, Township 14, Range 2W; Key No 03-1-05-42W 100-004; located between Masten Rd and S SR 75; 7955 Heavin St, Coatesville, IN 46121.

Mr. Dombrosky gave an overview of the petition and property:

- Zoned AGR
- Parcel is in the Town of Coatesville with an RB-zoned district across the street
- Subject property more closely resembles the adjacent zoning than AGR
- Petitioner is requesting to build a new accessory structure on the east side of his house
- There will be 6' between the house and the new structure and 6' between the new structure and the property line
 - The required setback from the property line is 10' in the AGR district and 7.5' in the RB district
 - There is required to be a minimum of 5' between structures

Mr. O'Riley invited the petitioner to address the board.

Mr. Larry Shaw, 7955 Heavin St, Coatesville, IN 46121, addressed the board:

- The new structure is a mini barn for storage

Mr. Smedley: Will it be permanently affixed?

Mr. Shaw: Yes, it will be anchored.

Mr. Lasley: Will the existing mini barn be removed?

Mr. Shaw: Possibly moved to another location in the yard.

Mr. O'Riley: Will the new structure be on a gravel pad?

Mr. Shaw: Yes.

Mr. O'Riley: Will it be for personal storage?

Mr. Shaw: Yes.

Mr. O'Riley opened and closed the public hearing as no remonstrators were present.

Mr. O'Riley: Are there any more comments or questions from the board?

Being none, he asked for a motion from the board.

Mr. Smedley made a motion to approve VAR 15-25 with conditions set by staff. Mr. Kneeland seconded the motion. Motion to approve VAR 15-25 carried unanimously.

VOTE: For – 5

Against – 0

Abstained – 0

APPROVE

VAR 15-25: Larry Shaw

Hendricks County Area Board of Zoning Appeals

Findings of Fact/Law and Conditions of Approval

VAR 15-25

An application for the above noted development standards variance was filed in the office of the Hendricks County Department of Planning and Building (DPB). The application sought to vary development standards by allowing a reduction of the side setback of four feet for an accessory structure in an AGR/Agriculture Residential zoning district.

In accordance with Indiana Code (IC) 5-3-1 and the Hendricks County Zoning Ordinance (HCZO) Section 12.6 (C), the DPB staff published a legal notice in the *Danville Republican*. This notice advertised the public hearing scheduled in conformity with IC 36-7-4-920. The public hearing included the above variance on its agenda.

In accordance with Section 3.07 (D)(2) of the Rules of Procedure of the Board, the applicant also sent courtesy notices to certain surrounding property owners of record and other interested persons. A copy of this courtesy notice and a list of those receiving them were made a part of the file for this variance.

The Board conducted the hearing as advertised and heard evidence and testimony on the above noted variance. Meeting in open session, the Board subsequently considered the above noted request and its relationship to the requirements of IC 36-7-4 and HCZO. A tape recording of this proceeding has been on file and available to the public in the DPB office since the date of the hearing.

In its deliberations, the Board weighed the evidence associated with the following requirements and made the following findings.

IC 36-7-4-918.5 Variance from the development standards of the Zoning Ordinance. A Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the zoning ordinance. A Variance may be approved under this section only upon a determination in writing that:

- (1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

The Board finds that the proposal will meet this standard. The structure will not have a negative effect on the community and not be injurious to the public.

- (2) The use and value of the area adjacent to the property included in the Variance will not be affected in a substantially adverse manner.**

The Board finds that the proposal will meet this standard. The structure will not be out of place or character with the surroundings. The variance will not negatively impact the surrounding properties.

(3) The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.

The Board finds that the proposal will meet the standard. The Zoning Ordinance desires to permit the use and value of small non-conforming lots on well and septic. The other locations of the lot are not feasible for such a structure.

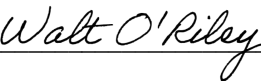
HCZO 12.6 (E) Development Standards Variance; Conditions. The Board may impose such reasonable conditions upon its approval as it deems necessary.

The Board imposed the following conditions in furtherance of the Indiana Code and the Hendricks County Zoning Ordinance:

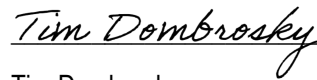
1. The petitioner shall be responsible for obtaining the required permits

For all the foregoing reasons, the Board APPROVED this request for a development standards Variance on the 20th day of October 2025.

AREA BOARD OF ZONING APPEALS
HENDRICKS COUNTY, INDIANA

_____

Walt O'Riley
Chairperson

_____

Tim Dombrosky
Secretary to the Board

Other Business:

Mr. O'Riley asked if there was any further business to discuss.

Being no further business before the board, the meeting was adjourned at 7:45 pm.