



# Sellersburg Board of Zoning Appeals Minutes

January 16, 2024

The minutes as written are not verbatim, but a summary of the meeting.

## Attendance:

Members present:

Chris Fox  
Evan Brown  
Floyd Combs

Members absent:

John Broady

## Call to Order:

The meeting of the Sellersburg Board of Zoning Appeals called to order by Evan Brown at 6:00 pm at the Town Hall, 316 East Utica Street, Sellersburg, Indiana.

## Approval of Minutes:

Approval of the minutes from the November 20, 2023 regular meeting. Chris Fox made a motion to approve. Floyd Combs seconded the motion. Motion carried 3-0.

Unfinished (Old) Business: NONE

## New Business:

- a. 2024-01-DV-01: Family Scholar House, 403 Reg Smith Circle, Louisville, has filed for a development standards variance to reduce the amount of required fenestration in the M2/GO zoning district, per the UDO, located at the corner of CR 311 and Camp Run Parkway, Sellersburg, Indiana.

Billy Ponko, R3V Architecture, 2056 N. Alabama Street, Indianapolis, represented and explained the need for the variance. Evan Brown asked about the use of the property and for an explanation of the Ivy Tech College involvement. Stacia Franklin read the findings of fact. Chris Fox made a motion approve the variance for a reduction in the amount of fenestration on the multi-family buildings. Floyd Combs seconded the motion. Motion carried 3-0.

- b. 2024-01-DV-02: Family Scholar House, 403 Reg Smith Circle, Louisville, has filed for a development standards variance to reduce the amount of required parking in the front of the primary structure in the GO district, per the UDO, located at the corner of CR 311 and Camp Run Parkway, Sellersburg, Indiana.

Kelly Canter, The Veridus Group, 6280 N. Shadeland Avenue, Indianapolis, represented and explained the need for the variance based on the placement of the buildings on the property and safety concern for the residents of the buildings. Stacia Franklin presented the site plan and described the building placement. Chris Fox asked about the proposed new



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road that Ivy Tech would like to build in the future. Evan Brown asked if anyone in the audience would like to speak to the issue. Brad Amos, Town Council President, stated he thought this project is a good thing for the community. Stacia Franklin read the findings of fact. Chris Fox made a motion to approve the variance to allow for the reduction of parking in the front of the buildings. Floyd Combs seconded the motion. Motion carried 3-0.

**Communications:** NONE

**Board of Zoning Appeals Business:**

Election of Officers: Chris Fox made a motion to table election of officers until the February meeting. Floyd Combs seconded the motion. Motion carried 3-0.

**Reports:**

Nothing at this time.

**Planning and Zoning:**

Nothing at this time

**Board Attorney:**

Alex Gaddis asked the Board to vote to go into an Executive Session so he can give an update on pending litigation. Chris Fox made a motion to go into Executive Session. Floyd Combs seconded the motion. Motion carried. The public meeting was closed at 6:15 pm for an Executive Session. Chris Fox made a motion to exit the Executive Session. Floyd Combs seconded the motion. Motion to exit carried 3-0.

**Announcements:**

Nothing at this time.

**Adjourn:** Floyd Combs made a motion to adjourn. Chris Fox seconded the motion. Motion carried 3-0. Meeting adjourned at 6:40 pm.

Evan Brown, Board Member

Stacia Franklin, Attest