

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS
APRIL - 2023 REGULAR MONTHLY MEETING
AGENDA**

DATE: April 27, 2023

PLACE: Commissioners Court Room
3rd Floor, Delaware County
Building

TIME: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Jim Fowler

**Ellen Brannon
Delaney Fritch
Mike Jones**

**Sue Kaiser
Leslie Mathewson
Allen Wiseley**

MINUTES: Consideration of the March, 2023 regular monthly meeting minutes.

NEW BUSINESS:

BZA 10-23

Special Use

Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Muncie Community Schools Corporation and YMCA Muncie**, 4301 South Cowan Road, Muncie, Indiana, requesting a charitable institution special use and variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased height and window area, increased lot coverage, decreased parking, no bus stop or shelter, and decreased landscape and buffer area plantings, all for a new YMCA on a lot to be platted on premises located on the west side of Walnut Street north of Wysor Street including 801 North Walnut Street, Muncie, Indiana, as more accurately described in the application.

BZA 14-23 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Eric and Kristy Kelly**, 6215 South Bell Creek Road, Muncie, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow an increased height for a fence located on the south property line in front of the house on premises located at 6215 South Bell Creek Road, Salem Township, Delaware County, Indiana, as more accurately described in the application.

BZA 15-23 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Golden Sky Capital LLC**, 11634 Horizon Court, Fishers, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a decreased lot width, a decreased lot area, a decreased dwelling width and a decreased dwelling area, all for a property split through re-platting to separate two existing houses on premises located at 3126, 3128 South Pershing Drive and 802 East 25th Street, Muncie, Indiana, as more accurately described in the application.

BZA 16-23 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Mike and Deida Chambers**, 6091 South County Road 700 West, Yorktown, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a decreased side setback for an addition to an existing house on premises located at 6091 South County Road 700 West, Salem Township, Delaware County, Indiana, as more accurately described in the application.

BZA 17-23 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Trudy Hudson**, 5312 South Walnut Street, Muncie, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a barn without a dwelling in a residence zone on premises located at the northeast corner of Old State Road 67 and County Road 325 South, Monroe Township, Delaware County, Indiana, as more accurately described in the application.

BZA 18-23 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Katie and Jason Wray**, 11601 East Edgewater Road, Albany, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a second dwelling unit in an addition to the existing house in a farming zone on premises located at 11601 East Edgewater Road, Delaware Township, Delaware County, Indiana, as more accurately described in the application.

BZA 19-23 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Mary and Phillip Brown**, 7690 North County Road 400 East, Albany, Indiana, requesting a variance from the terms of the Delaware County Subdivision Zoning Ordinance to allow reduced road frontage for a property split separating the existing house from the tillable acreage on premises located at 7690 North County Road 400 East, Delaware Township, Delaware County, Indiana, as more accurately described in the application.

ADJOURNMENT:

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS
APRIL - 2023 REGULAR MONTHLY MEETING
MINUTES**

The Delaware-Muncie Metropolitan Board of Zoning Appeals (BZA) held its regular monthly meeting on Thursday, April 27th, 2023 at 6:00 P.M., in the Commissioners Court Room of the Delaware County Building, Muncie, Indiana. Mr. Fowler called the meeting to order.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Mr. Daniel called roll and the following members were present: Ms. Brannon, Mr. Fowler, Mr. Jones, Ms. Kaiser, Ms. Mathewson, and Mr. Wiseley. Absent: Ms. Fritch. Also Present: Mr. Wright, filling in for Mr. Murphy, attorney for the Board.

MINUTES:

Mr. Wiseley made a motion to approve the March, 2023 regular monthly meeting minutes. Mr. Jones seconded the motion. Voting in favor: Ms. Brannon, Mr. Fowler, Mr. Jones, Ms. Kaiser, Ms. Mathewson, and Mr. Wiseley. Voting against: None. Motion carried, March 2023 minutes approved.

NEW BUSINESS:

BZA 10-23

Special Use

Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Muncie Community Schools Corporation and YMCA Muncie**, 4301 South Cowan Road, Muncie, Indiana, requesting a charitable institution special use and variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased height and window area, increased lot coverage, decreased parking, no bus stop or shelter, and decreased landscape and buffer area plantings, all for a new YMCA on a lot to be platted on premises located on the west side of Walnut Street north of Wysor Street including 801 North Walnut Street, Muncie, Indiana, as more accurately described in the application.

Nick Tokar, 400 W. Jackson St., Muncie, Indiana, appeared and stated that he had several other people who would like to speak on behalf of the request.

Chad Zaucha, President and CEO of the YMCA of Muncie, 500 S. Mulberry St., Muncie, Indiana, appeared. He stated that this partnership and new facility on a shared footprint,

would allow the YMCA to meet critical needs of the community in innovative ways. He stated that this would give Muncie Central School a new aquatic facility along with access for all healthcare partners dealing with preventative medicine, sports physicals, mental health support, and more.

Jim Williams, President of Muncie Community School Board, 3801 W Allen Ct., Muncie, Indiana, appeared. He stated that since 2018 they had been working to stress the importance of pride of place in young peoples' lives. He stated that MCS had been working on strategic financing for improvements to the fieldhouse and replacement of the football stadium and track and the YMCA broadens the services to the community. He stated that the pool at Central High school needed replaced which would cost approximately 4-6 million dollars, and that many people in the community had already made donations, including one individual who was an avid swimmer and had donated \$50,000. He stated that the students' safety was their first priority and that projects like the stadium and the new YMCA facility were very difficult to do without the support of the community.

Jim Lowe, Muncie Community School Board member, 2501 Kingston Way, Muncie, Indiana, appeared. He stated that Mr. Daniel had been very helpful in advising the applicant through this process and that the result was a balance of meeting standards based on what was possible on the site. He stated that the YMCA and MCS had a long relationship and that before the school had a pool, they used the one at the YMCA. He stated that they respect the recommendation given by the MPC and will respect any conditions placed by the BZA, and hope that they take into consideration the unique situation of the site. He stated that although the 48 acres was zoned R-4 Residence Zone, it was mostly surrounded by the White River, Community Business, and the McKinley Neighborhood. He stated that they were asking for the semi-opaque screening variance because they were afraid it may negatively impact the security of the site. He stated at the building height would be 40' instead of the maximum required height of 30', but in the area the school was 32' and the Walnut Street Apartments were 42', so this would not be completely out of character for the area. He stated that the parking would require some reconstruction around the fieldhouse and that they were confident that the overlay of parking during events and activities would not be an issue. He stated that it would cost another 5 million dollars to add the additional 900 parking spaces, and that off-street parking and shared parking should be allowed and encouraged here as it is in the Village Overlay District. He stated that they also had an agreement with Star Financial Bank across the street to use another 135 parking spaces if ever needed. He also stated that they were attempting to place all of the shrubs and trees and had reached approximately 70% of what was required.

Mr. Fowler stated that he believes they were working hard to beautify the area, and it looks like they have added to the plans and had sent those improved plans each day for review.

Mr. Daniel stated that since they were proposing the property split, they needed to bring the site up to the current standards. He stated that they had added a lot of plantings and were going in the right direction to meet the spirit of the ordinance.

Mr. Lowe stated that he apologized for sending revised plans each day.

Mr. Wiseley asked for clarification on the shared parking agreement and if it was similar to the Community Business standards.

Mr. Daniel stated yes.

Jeff Byrd, President of IU Health and co-chair of NEXT Muncie, appeared and stated that he was strongly in favor of the request.

Jeff Burns, President of BSU appeared and stated that the vitality of Muncie was dependent on high quality health education and health care support.

Watasha Barnes Griffin, Director of the YWCA of Muncie, appeared to show her support. She stated that her daughter was a student at MCS and that the students were all excited and proud to have this new facility as part of the community.

Ryan Eric, CEO of Open Door and YMCA board member appeared in support. He stated that this was an ideal location for the much needed health services for an underserved population.

Scott Rutledge, with Healthy Lifestyles stated that wellness programs were only as good as the surrounding community and that they were proud to service the YMCA and Muncie.

Mayor Ridenour stated that the McKinley Neighborhood had been working for over 5 years to transform the neighborhood, and that they were in favor of this collaboration between MCS and the YMCA.

Mr. Fowler asked if the current YMCA location would remain open.

Mayor Ridenour stated that the downtown location would close once the new facility was built and that the city had already purchased that property.

Chris Smith, a 25 year citizen of Muncie and Project Manager for the McKinley Neighborhood stated that he was in full support of the project and that it would do wonders for the area.

Bruce Rector, resident of McKinley neighborhood stated that he was excited for the project and that he strongly supports approving the request.

Bob Ball, appeared and stated that programs through the YMCA greatly helped a vulnerable community with food insecurity.

Kathy Vannice, a member of the YMCA for over 10 years appeared in support. She stated that the pool at the current facility had a bad leak and that the basement cannot be used due to the damage and that it was in need of replacement.

Ms. Mathewson asked if the project itself would fail if the landscaping and parking requests were not approved at this location and asked if they had looked at other sites.

Nick Tokar, 400 W. Jackson St., Muncie, Indiana stated yes, the project would fail and that it had been a long process to get to this location and that several other sites had been considered.

Mr. Zaucha stated that this had been a 5 year journey and that they had explored many other sites which were not ideal for various reasons. He stated that there were other examples of YMCA facilities being located on school campus to be able to align with other important partnerships within the community.

Mr. Fowler asked if the parcel would be split to be its own property.

Mr. Tokar stated yes.

Ms. Mathewson stated that the board had been sent daily changes leading to the meeting and asked why this had not been applied for sooner.

Mr. Tokar stated that the application had been driven by the new market tax credit deadlines at the end of June, and that the application for a Special Use had been submitted as soon as they could. He stated that continuing anything at this point would jeopardize their funding.

Ms. Mathewson asked if a survey of the students had been conducted and if so what was their position on the project.

Mr. Zaucha stated that over the 5 year process the community needs had been assessed including those of the students. He stated that information provided from the students was what had led to the need for mental and behavioral services being provided on campus but not in the school.

Mr. Jones asked the square footage of the new facility.

Mr. Zachua stated that it was 73000 square feet.

Mr. Fowler asked if the mental and behavioral services offered to the students would be accessed after or during school, and if the school counselor would be the one sending the students for services.

Brain Ayres, CEO of Open Door Health Services, appeared and stated that the students would have access as needed and that access would be up to the school and the parents.

Mr. Fowler stated that anyone wishing to speak in opposition would be able to do so now.

Sheryl Swingley, Muncie resident, appeared stated that she was not necessarily in opposition, but had concerns.

Mr. Fowler stated that board had received her email.

Ms. Swingley stated that as she understood it, they would be utilizing some parking spaces across the street at the Star Bank, and highly suggested that they install a pedestrian crossing for safety. She also asked about the ADA requirements since there had been discussion that the new facility would not be in compliance with those standards.

Mr. Fowler stated that the ADA requirements were no longer part of the request.

Preston Proctor, appeared and stated that he was not necessarily in opposition but that he was worried about the size of the pool being too small. He stated that he was impressed with how the entire project had come together but feels they may have needed to consider a larger pool area. He stated that most swim meets were 3 day events and if there had been a larger pool planned, then there could have been more people in town for those weekends and more revenue to the area. He stated that they had been limited to 8 lanes and occasionally had to cut events and that a 10 lane pool could have supported a larger swim program.

Kay Ranking, appeared and stated that she had a few questions. She stated that her husband was an attorney and had learned that if someone was willing to lie about something small, they were going to lie about something big. She stated that many of the smaller facts about this project had been wrong, and she wondered how many of the bigger things were also wrong. She stated that she agreed that a bigger pool would have been better since the pool at Central was in need of being replaced soon. She stated that it had been very hard to find out information about the request other than on Facebook, and that there still seems to be many things that need to be looked at.

Mr. Fowler asked if the applicants could respond to some of the concerns that had been presented.

Mr. Tokar stated that the MCS onsite parking would increase by 187 spaces, which was 2 more than was required by the YMCA and that they would have the extra spaces available at the Star Bank lot.

Mr. Fowler stated that a safety crossing needed to be addressed.

Mr. Tokar stated that he understood that, and also, they would meet the local and state ADA requirements.

Mr. Lowe stated that they had looked into a larger pool, but the cost would be another 10-12 million dollars and would call for a larger building on the available footprint.

Mr. Daniel read the recommendation from the April 5, 2022 MPC meeting into the record.

Mr. Allen stated that if you read the excerpt of the MPC minutes, some of those concerns such as the ADA parking, walkways, and bike racks had been rectified.

Mr. Fowler stated that the board may choose to vote for the variances individually or as one sum.

Mr. Wiseley made a motion to approve BZA 10-23, the appeal of Muncie Community Schools Corporation and the YMCA for a Special Use as stated in the application. Ms. Mathewson seconded the motion. Voting in favor: Ms. Brannon, Mr. Fowler, Ms. Kaiser, Mr. Jones, Ms. Mathewson, and Mr. Wiseley. Voting against: None. Motion carried, BZA 10-23 approved.

BZA 14-23 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Eric and Kristy Kelly**, 6215 South Bell Creek Road, Muncie, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow an increased height for a fence located on the south property line in front of the house on premises located at 6215 South Bell Creek Road, Salem Township, Delaware County, Indiana, as more accurately described in the application.

Eric Kelly, 6215 S Bell Creek Rd., Muncie, Indiana, appeared. He stated that his neighbor had built his new house as close to their shared property lines as he could, and that the fence would give them some separation and more privacy. He stated that it would not hide everything, but an 8' fence height would help provide screening.

No one appeared in opposition.

Mr. Jones made a motion to approve BZA 14-23 the appeal of Eric and Kristy Kelly, with the hardship as stated in the application. Ms. Kaiser seconded the motion. Voting in favor: Ms. Brannon, Mr. Fowler, Ms. Kaiser, Mr. Jones, Ms. Mathewson, and Mr. Wiseley. Voting against: None. Motion carried, BZA 14-23 approved.

BZA 15-23 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Golden Sky Capital LLC**, 11634 Horizon Court, Fishers, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a decreased lot width, a decreased lot area, a decreased dwelling width and a decreased dwelling area, all for a property split through re-platting to separate two existing houses on premises located at 3126, 3128 South Pershing Drive and 802 East 25th Street, Muncie, Indiana, as more accurately described in the application.

Kathy Vannice, Ashton Land Surveyor, 325 E Washington St., Muncie, Indiana, appeared to represent the applicant. She stated that the owner cannot get financing with 2 homes on one parcel, so they would be splitting the parcel through re-platting. She stated that the house on the east side would not meet the width requirement, but they did not want to make any additions until they could secure their financing.

Mr. Fowler asked if they intended to make the house bigger.

Ms. Vannice stated that the floorplan would make it easier to add on to the house on the north, but the setback would also be an issue.

Mr. Fowler stated that it looked like the garage was gone and asked if they would have enough parking.

Ms. Vannice stated that the old garage had been turned into an apartment, but that it was now gone and that they would meet the parking requirements.

No one appeared in opposition.

Mr. Wiseley made a motion to approve BZA 15-23 the appeal of Golden Sky Capital, LLC, with the hardship as stated in the application. Ms. Mathewson seconded the motion. Voting in favor: Ms. Brannon, Mr. Fowler, Mr. Jones, Ms. Kaiser, Ms. Mathewson, and Mr. Wiseley. Voting against: None. Motion carried, BZA 15-23 approved.

BZA 16-23 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Mike and Deida Chambers**, 6091 South County Road 700 West, Yorktown, Indiana, requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a decreased side setback for an addition to an existing house on premises located at 6091 South County Road 700 West, Salem Township, Delaware County, Indiana, as more accurately described in the application.

Mike Chambers, 6091 S CR 700 W, Yorktown, Indiana, appeared. He stated that the house was built in 1890 and that the existing kitchen was very small. He stated that they would like to expand the kitchen and living room as the family grows, and that the bedrooms were on the other side of the home so this was the best location. He stated that the addition would put them within 13' of their side property line.

Mr. Fowler asked if he had talked to any of the neighbors.

Ms. Chambers stated yes, that they come over for the holidays and understood the need for a bigger kitchen.

No one appeared in opposition.

Mr. Jones made a motion to approve BZA 16-23 the appeal of Mike and Deida Chambers with the hardship as stated in the application with the understanding that they would meet all building codes for the new structure. Ms. Kaiser seconded the motion. Voting in favor: Ms. Brannon, Mr. Fowler, Mr. Jones, Ms. Kaiser, Ms. Mathewson, and Mr. Wiseley. Voting against: None. Motion carried, BZA 16-23 approved.

BZA 17-23 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Trudy Hudson**, 5312 South Walnut Street, Muncie, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a barn without a dwelling in a residence zone on premises located at the northeast corner of Old State Road 67 and County Road 325 South, Monroe Township, Delaware County, Indiana, as more accurately described in the application.

Trudy Hudson, 5312 S. Walnut St., Muncie, Indiana, appeared. She stated that her intention was to build a house, but that she would like to build the barn first to store materials so they are not stolen. She stated that she had cleaned the property up since purchasing it and that the neighbors were very happy with what she had done so far.

Mr. Fowler asked how long it would be before she built the house.

She stated that she was talking to Hallmark Homes and another builder, but that nothing was finalized yet as far as timing.

Mr. Fowler asked if she thought it would be built within 2 years.

Ms. Hudson stated that she would love to be in the home by winter because she had been staying with her daughter and was ready to have her own space.

Mr. Fowler asked if this would be for personal storage and if there would be a restroom.

Ms. Hudson stated that there would be no bathroom, but she would run electric for the tools and that everything would be stored inside.

Mr. Wiseley stated that he remembers looking at the lots when Ms. Hudson was rezoning one of the lots and that she had cleaned up the lot nicely.

Mr. Fowler stated that it was a very nice property and driveway.

Ms. Hudson stated that she was very proud of the property and that the drive helps for the maintenance of the utilities in that area.

No one appeared in opposition.

Mr. Wiseley made a motion to approve BZA 17-23 the appeal of Trudy Hudson with the hardship as stated on the application with the following conditions: 1) That the storage building be for personal use only; 2) That there shall be no restroom in the storage building; 3) That when built, the dwelling shall be larger in square footage than the storage building since the property is located in a residence zone; and 4) That the applicant has 18 months to begin construction of the dwelling. Ms., Mathewson seconded

the motion. Voting in favor: Ms. Brannon, Mr. Fowler, Mr. Jones, Ms. Kaiser, Ms. Mathewson, and Mr. Wiseley. Voting against: None. Motion carried, BZA 17-23 approved.

BZA 18-23 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Katie and Jason Wray**, 11601 East Edgewater Road, Albany, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a second dwelling unit in an addition to the existing house in a farming zone on premises located at 11601 East Edgewater Road, Delaware Township, Delaware County, Indiana, as more accurately described in the application.

Katie Wray, 11601 E Edgewater Rd, Albany, Indiana, appeared. She stated that this would be an addition for her in laws that are dealing with cancer, knee replacements, and just aging in general and would like to move from their 2-story home to this location. She stated that this would meet their needs of privacy, but also to be close to family for assistance.

Mr. Fowler stated that once the in laws no longer live here that this space could not become a rental.

Ms. Wray stated that they never intend this to be a rental, it would be used for family and guests only and would be connected by the garages.

Mr. Fowler asked if there had been a soil test for an additional septic system for this addition.

Ms. Wray stated that the system had been installed in 1965 and that they had no issues, but that they know they were on borrowed time and they would be looking into upgrades.

No one appeared in opposition.

Mr. Wiseley made a motion to approve BZA 18-23 the appeal of Katie and Jason Wray with the hardship as stated on the application with the condition: That the second dwelling unit be family use only and shall not be a rental. Ms. Mathewson seconded the motion. Voting in favor: Ms. Brannon, Mr. Fowler, Mr. Jones, Ms. Kaiser, Ms. Mathewson, and Mr. Wiseley. Voting against: None. Motion carried, BZA 18-23 approved.

BZA 19-23 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Mary and Phillip Brown**, 7690 North County Road 400 East, Albany, Indiana, requesting a variance from the terms of the Delaware County Subdivision Zoning Ordinance to allow reduced road frontage for a property split separating the existing house from the tillable acreage on premises located at 7690 North County Road 400 East, Delaware Township, Delaware County, Indiana, as more accurately described in the application.

Phillip Brown, 7690 N CR 400 E., Albany, Indiana, appeared. He stated that they wanted to sell the tillable acreage of the property and to keep the portion with the house which would make the property less than the required 5 acres.

Mr. Fowler asked if they would be doing a survey to split the property.

Mr. Brown stated yes, and that they would not be using any of the land any differently than they had been for the past 20 years.

Mr. Wiseley asked if the tillable acreage would be combined with the parcel to the south.

Mr. Brown stated yes.

No one appeared in opposition.

Ms. Mathewson made a motion to approve BZA 19-23 the appeal of Mary and Phillip Brown with the hardship as stated on the application. Mr. Jones seconded the motion. Voting in favor: Ms. Brannon, Mr. Fowler, Mr. Jones, Ms. Kaiser, Ms. Mathewson, and Mr. Wiseley. Voting against: None. Motion carried, BZA 19-23 approved.

STAFF REPORT:

Mr. Daniel reported that he had a conversation with the City Building Commissioner regarding billboard regulations and that he did not know if he would pursue those in violation, but he was made aware.

Mr. Fowler stated that hopefully the issue gets better and cleaning up the billboards would be good for the City and Delaware County as a whole. He asked if there was any progress in hiring a new Executive Director.

Mr. Wiseley stated that an interlocal agreement was being worked out between the Mayor and the County Commissioners to finalize what the salary would be.

Mr. Jones stated that he felt the presentation by the YMCA had gone well and that it was nice to see all of the neighborhood support they had.

Mr. Wiseley stated that they had listened to the concerns and worked hard to correct things such as ADA requirements and bike racks on the site.

Mr. Jones stated that Mr. Daniel was doing a great job in the absence of an Executive Director.

Mr. Wiseley stated that John West, BSU Urban Planning had been very open to help the Plan Commission staff with support.

Mr. Jones asked if there was an ongoing discussion regarding the solar ordinance and if the delay had been of concern to any developers.

Mr. Wiseley stated that staff was still working on going through the meetings and notes and that the solar study committee had offered their help as well. He stated that he had not heard of concerns from developers, but that they were also aware of what was going on.

ADJOURNMENT:

James Fowler, Chairman

Fred Daniel, Zoning Appeal Planner