

BOARD OF ZONING APPEALS

City Concourse, 1402 H St. Bedford IN

Tuesday, October 28, 2025

3:00 PM

Meeting Minutes

Attending: Chairman Matt Parker, Vice-Chairman Steve Kimbley, Bill McFadden, Heath Hawkins, Mitchel Knapp, Sec./Director Kevin Jones. Mel Rile absent

Call to Order: Matt Parker

Reading of Minutes for August 26, 2025: Heath made a motion to approve the minutes as printed, and it was seconded by Bill. Motion passed.

Public present: Travis Norman, Mike Robertson, Sara Grant, Derek Neff, Heather Werner, Susan and Rick Cramer.

Media: Jeff Wagoner, WBIW

Old Business: None

New Business:

1. Public Hearing for a request from Sign Crafters, Inc on behalf of Wal-Mart Real Estate Business Trust. They are requesting a Variance from Developmental Standard for larger than allowed square footage for a sign. They are requesting a sign that will have a total of 153.53 square feet which is 53.53 square feet larger than allowed by ordinance. The sign is for the proposed fuel center Walmart is planning to build.

Heather Werner with Sign Crafters relayed to the board that the existing Walmart sign and post will be used. The current panels will be replaced with the new Walmart logo, but the size stays the same. The change is the addition of the cabinets showing the price of fuel, and that is what the variance request is for. This is for the sign on the Becky Skillman side of Walmart. Steve pointed out to the board that recently they had approved a request from Revere's Fuel Center for a similar request. Steve made a motion to approve the request, and Bill seconded the motion. Motion approved.

2. Public Hearing for Danny Baker who is requesting a Variance from Developmental Standard for less than required setbacks at 1903 8th St. Bedford, IN. A variance request for less than required setback on the east boundary line with 727 S St of 6 feet instead of

11 feet. Baker would like to place a prefab garage that is 24' x 24' between his house and the east property line.

Mike Robertson represented Danny Baker at the meeting. Kevin relayed to the board that the property the variance is needed because of the way the house sits on the property facing 8th St. The property is wider than it is deep, and it requires the side setbacks of 11' feet because of that. If the lot was configured in a different way the garage would go behind the house with no issues, and normal setbacks would be 6 feet.

Bill made a motion to approve the request, and a second was received by Steve. Motion passed unanimously.

3. Public Hearing for a request from Adam Chastain Properties, LLC for 628 I St. They are requesting a Variance from Developmental Standards for less than required lot size of 6000 square feet in a R3 zone. The lot is currently 13,500 square feet and they wish to subdivide the parcel into 3 parcels resulting in each parcel being 50' x 90', or 4500 square feet.

Travis Norman spoke to the board about the request, and the plan is to build three new homes on the lots, but the lot sizes would be less than the minimum lot size requirements.

Steve and Heath both voiced concerns about the sizes being smaller than the neighboring parcels, and density issues in the neighborhood. They felt that the minimum lot sizes are in ordinance for a reason and particularly with new homes being constructed the larger lot sizes are needed. Steve made a motion to deny the request, and it was seconded by Heath. Request denied.

4. Public Hearing for Deckard Properties, LLC who is requesting a Variance from Developmental Standard for less than required setbacks off E St of 20 feet instead of 25 feet. A request for variance for less than required setbacks between structures of 10 feet instead of 15 feet. Variance request for less than required setback on the east boundary line with 415 15th St of 10 feet instead of 12.7 feet. Deckard Properties, LLC would like to build ten (10) duplex buildings on property they own at the E St. between 15th St and Foote St.

Derek Neff spoke to the board on this request. Derek told the board that they currently, without the variances, could build (8) eight buildings on the property. They would like to maximize the space available, and the variances would allow for that.

Neighbors to the build site, Sara Grant, Rick and Serena Cramer spoke to the board about their concerns. Ms. Grant was hoping that nothing would be built on the property and enjoyed the trees and grass. Board members acknowledged Ms. Grant's concerns but pointed out that 8 buildings could be constructed right now and did not need board approval. The Cramer's were concerned that the additional buildings would put a

strain on the on the water and sewer system in the area. Derek said that he has spoken with utilities department about the project, and that the 15th street side of the property already has water and sewer taps from a prior planned construction project that was vacated. Derek said that he would be having futures talks with the utilities department to make certain there would be adequate water and sewer services.

The board asked about safety issues with the distance between buildings being reduced. Kevin told the board that he had already spoken with Derek that if the distance was reduced to 10 feet, the buildings would be required to have fire resistant drywall on the exterior facing walls.

Steve made a motion to approve the requests, and Bill seconded the motion. Motion unanimously approved.

5. Public Hearing for a request from It's Always Something, LLC. They are requesting Variance from Developmental Standards for less than required lot size of 6000 square feet in a PR zone at 2220 P St. They are requesting to subdivide parcels which would result in Lots 2 and 2A being 6500 sq. feet, but Lot 2B will only be 5590 sq. feet.

Travis Norman spoke to the board about the request. Travis said the plan is to reconfigure the three existing lots and as a result one of the lot would be 5590 sq feet which is less than the required 6000 sq feet. The board felt that the 410 sq feet of shortage was not enough to be detrimental to the neighborhood.

Steve made a motion to approve the request, and Heath seconded. The request was approved unanimously.

6. Public Hearing for a request from It's Always Something, LLC. They are requesting a Variance from Developmental Standards for less than required lot size of 6000 square feet in a PR zone at 1603 23rd St. The lot is currently 6500 square feet and they wish to subdivide the parcel into 2 parcels resulting in each parcel being 50' x 65', or 3250 square feet.

Travis Norman spoke about this request as well. The board expressed their concerns over the lot sizes being so small and took into consideration there are lots in the neighborhood that are smaller than 6000 sq feet. Those lots would have been established prior to the current zoning ordinance established in 1984.

Steve made a motion to deny the request, and it was seconded by Bill. Unanimously denied.

7. Public Hearing for a request from It's Always Something, LLC. They are requesting a Variance from Developmental Standards for less than required lot size of 6000 square feet in a PR zone at 1512A & B 23rd St. They are requesting to subdivide parcel that is

currently only 3540 sq. feet which would result in Lots 3 and 3A being 1770 sq. feet each.

Travis Norman spoke about this request as well. The board once again expressed concerns about lot sizes being so small. Heath made a motion to deny the request, and Steve seconded the motion. Request denied.

Discussion: None

Adjournment: Steve made a motion to adjourn the meeting, and Bill seconded. Approved.