Edinburgh Zoning Board of Appeals Minutes
Wednesday, October 1, 2025
6 p.m. Town Hall

Chairman Ron Hamm opened the meeting of the Edinburgh Zoning Board of Appeals with roll call. Members in attendance were Allison Detling, Bill Jones, Greg Stinson, Keith Sells, and secretary Stephanie Taylor. Staff members present were Town Attorney Dustin Huddleston and Planning Director Julie Young.

Keith Sells made the motion to accept the minutes of the August 6, 2025, meeting, as presented. Greg Stinson seconded the motion, which carried, 5-0.

Attorney Huddleston asked that those who want more information after this meeting need to sign in. He also explained the procedures for speaking before the Board and then swore in those who wanted to speak.

Planning Director Julie Young presented **Case ZB 2025-09V Pendleton & Sutt,** a request for a *Variance from Developmental Standards* for consideration of a request to allow for the placement of a manufactured housing unit on Parcel 41-12-21-044-002.000-001, which is not located in an approved manufactured housing park, within the Johnson County buffer zone. The subject property is located on 700 East, Edinburgh, Indiana 46124. The subject property exists outside the corporate limits of the Town of Edinburgh but is within its two-mile territorial jurisdiction for the purpose of planning, zoning, and land uses.

The Board of Zoning Appeals granted approval for development standards variances with a condition that the subject property be developed within two (2) years of the date of the Findings of Fact, which was November 16, 2023.

The petitioner has requested an additional year to complete the project.
Per the petitioner's submitted findings of fact, the extension is requested because of several personal and family circumstances that slowed their progress more than what they had anticipated. (Petitioner's findings of fact in Exhibit A).

Staff recommendation was to approve the petition with the following four (4) conditions:

1. That this decision is only granted to the petitioner, and any Variances granted are not transferable to any other property owner(s) not directly associated with this petition;
2. That this decision is null and void should the Petitioner fail to develop the subject parcel within one (1) year of the date of the Zoning Board of Appeals Findings of Fact;
3. That the subject structure be compliant with all other requirements of the Edinburgh Zoning Ordinances; and
4. That prior to commencement of any construction at the subject parcel, the Petitioner be issued a Buffer Approval letter from the Town of Edinburgh Planning Department and the Petitioner shall submit application for a Building/Improvement Permit from Johnson County Building & Zoning Department as applicable.

Planning Director Young noted that she was not here when this first came before the Zoning Board, and that these conditions are the same ones that were approved two (2) years ago, with the exception of the time frame…from two (2) years to one (1) year.

Petitioner Cassandra Sutt, 8990 West 650 South, Edinburgh, Indiana 46124, spoke regarding the need for a one-year extension.
No one spoke against the petition.

Keith Sells made the motion to approve the petition with the four (4) Staff Recommendations listed above. Bill Jones seconded the motion, which carried, 5-0.

Planning Director Julie Young then presented **Case ZB 2025-10NC Donnie Goff**, a request for a *Variance from Development Standards,* from the Town of Edinburgh Zoning Ordinance Division 5, Section 156.171 (5), to re-occupy a non-conforming use (single family residence) which has been vacant for twelve (12) consecutive months within the Local Business District and Highway Corridor Overlay District, on the property commonly known as 107 Shelby Avenue, Edinburgh, Indiana 46124. The Board granted a request to Rodney Burton at the July 2, 2025, meeting to re-occupy this vacant structure (single-family dwelling). Mr. Burton is in the process of selling this property to Mr. Goff.

Staff Recommendation is to approve the petition with the following five (5) conditions:

1. That this decision is only granted to the Petitioner, and the Development Standards Variance is not transferable to any other property owner(s) not directly associated with the Petitioner;
2. That this decision is null and void should the Petitioner fail to develop the subject parcel within one (1) year of the date of the Zoning Board of Appeals Findings of Fact;
3. That the Plan Commission review the project for compliance with the Highway Corridor Overlay regulations prior to the issuance of a permit per 156.132 of the Zoning Ordinance;
4. That the subject structure be compliant with Building Codes adopted by the State of Indiana, and all other requirements of the Edinburgh Zoning Ordinances; and
5. That prior to commencement of any construction at the subject parcel, the Petitioner submit construction plans to the Town Building Official for review/approval and new permit issuance(s) by the Planning Department as applicable.

Petitioner Donnie Goff, 608 South Pleasant Street, Edinburgh, Indiana 46124, spoke, noting that he has already begun to remodel and fix up the place for himself and his kids. Within six months he hopes to have it livable.

No one spoke against the petition.

Bill Jones made the motion to approve the petition with the five (5) Staff Recommendations listed above. Greg Stinson seconded the motion, which carried 5-0.

There being no other business, Bill Jones made the motion to adjourn the meeting at 6:10 p.m. Keith Sells seconded the motion, which carried 5-0.

Ron Hamm

Ron Hamm, Chair

Stephanie Taylor

Stephanie Taylor, Secretary

These minutes are a summary of actions taken at the Town of Edinburgh Zoning Board of Appeals meetings. The full video archive of the meeting is available for viewing at https://www.youtube.com/playlist?list=PL0pagNU7lg5FkjGffQyWphtcPehlL-R5g for as long as this media is supported.