Edinburgh Zoning Board of Appeals Minutes
Wednesday, March 4, 2026
6 p.m. Town Hall

Chairman Bill Jones opened the meeting of the Edinburgh Zoning Board of Appeals with roll call. Members in attendance were Allison Detling, Greg Stinson, Karen Fitzpatrick, 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 January 7, 2026, minutes, as presented. Allison Detling seconded the motion, which carried, 5-0.

Chairman Jones and Attorney Huddleston explained the use of the sign-in sheet and invited those wanting more information about tonight's cases to make sure to sign in.
Attorney Huddleston then explained the procedures for speaking before the Board and swore in those who wanted to speak.

Planning Director Julie Young presented **Case ZB 2026-02 SE Jacqueline Oltman,** a request for a *Special Exception* to allow a dog grooming salon at 116 East Main Cross Street, Edinburgh, Indiana 46124. The proposed business would be open Tuesday through Friday 7 a.m. to 5 p.m. and not offer anything overnight or on the weekends. The business would no longer be offering doggie daycare, and would offer dog grooming only.

Planning Director Young pointed out that this Special Exception is required by Article 3.2 Use Matrix of the Town of Edinburgh Unified Development to allow a dog grooming salon in the Downtown Zoning District.

Planning Director Young acknowledged that the petitioner had satisfied all documentation requirements. She added that the petitioner will need to address #5 of the Criteria for Decisions in her presentation. (***Does not create circumstances detrimental to people, property, or the general welfare by producing excessive traffic, noise, smoke, fumes, glare, odor, or other conditions incompatible with the uses permitted in the zoning district)***
Planning Director Young noted that questions were received from a business owner regarding this case.

Petitioner Jackie Oltman, 500 East Main Cross, Edinburgh, Indiana 46124, then spoke. She described her experience as a groomer in various settings, and said that she missed being a part of the downtown activities. She said that she has tried doggie daycare in the past, but it will not be done at this location.
In response to the questions received: the dogs will remain in crates/cages while awaiting their grooming appointments. They will not be at this site all day. There will be trays under the cages in case of accidents. Messes will be cleaned up as they happen. Trash will be taken out at least once a day. No dogs will remain at this site overnight or on weekends. The brick wall between this building and the ice cream shop is thirteen (13) inches, so there will be no smell permeation. She brought four clients to attest to her skill and note how she has and will continue to help with the revenue of the town: Christy Sebastian (Greenwood), Vanessa Williams (Franklin), Rachel Peery (Columbus), and Ashley King (Edinburgh).
No one spoke against the petition.

The Staff Recommendation was to approve this petition, with the following six (6) conditions:

1. 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;
2. That all aspects of this project's development be compliant with all applicable Building Codes adopted by the State of Indiana, and the developmental requirements of the Edinburgh Unified Development Ordinance;
3. That the retail sale of domestic or household animals shall be prohibited;

4. That no overnight boarding shall be permitted as part of the business operations;
5. That no outdoor runs or other outdoor areas in which dogs are allowed outside of an enclosed structure off leash (an "outdoor run") shall be permitted; and
6. That appropriate renovation permits are issued for the project, and that the project complies with all requirements of the Edinburgh Utilities and a Certificate of Occupancy be issued by the Town of Edinburgh Building Commissioner prior to any occupancy of the building.

Greg Stinson made the motion that the petition be approved, with the six (6) conditions listed above. Allison Detling seconded the motion, which passed 5-0.

There being no other business, Karen Fitzpatrick made the motion to adjourn the meeting at 6:17 p.m. Greg Stinson seconded the motion, which carried 5-0.

Bill Jones, Chair

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.