Edinburgh Zoning Board of Appeals Minutes
Wednesday, April 1, 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 Attorney Martha McQueen and Planning Director Julie Young.

Attorney McQueen explained how the meeting procedures would work and swore in those wanting to speak.

Chairman Jones asked that those who were speaking add their names to the sign-in sheet.

Keith Sells made the motion to accept the minutes of the March 4, 2026, meeting, as presented. Karen Fitzpatrick seconded the motion, which carried, 5-0.

Planning Director Young presented **Case ZB 2026-03V Gary Waters,** a request for a *Development Standards Variance* from the Town of Edinburgh Zoning Ordinance Division 11, Section 156.271 Word Definitions to allow the construction of a twenty-four (24) foot by fifty-two (52) foot by fourteen (14) foot garage to store equipment, vehicles, and watercraft, and to allow for functional workspace at 6387 East Orchard Drive, Edinburgh, Indiana 46124. The property is located in the Johnson County buffer zone. This 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 petitioner applied for buffer zone approval for a twenty-four (24) foot by thirty (30) foot building with nine (9) foot sidewalls. The buffer zone approval was granted on December 22, 2025. The petitioner then submitted a revised buffer zone approval on December 30, 2025, with supplemental information on January 5, 2026. The revised buffer zone approval form required a variance as the size of the building exceeded the definition of a private garage permitted by ordinance. The Unified Development Ordinance was not in effect until January 7, 2026; therefore, the variance application for the buffer zone application is under the rules of the previous Zoning Ordinance. The ZBA granted approval for a thirty (30) foot by fifty-four (54) foot by sixteen (16) foot pole barn located at 6278 East Orchard Park Drive, Edinburgh, Indiana 46124, at the February 5, 2025, meeting.

The Staff Recommendation was to approve this petition, with the following four (4) conditions:

1. That this decision is only granted to the Petitioner, and the Developmental 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 two (2) years of the date of the BZA Findings of Fact;
3. 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
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 submit application for a Building Permit from the Johnson County Planning & Zoning Department as applicable.

Sharen M. Waters, wife of the petitioner, spoke. She noted that Gary is retiring soon. He does repairs for family and others on his street and a lot of equipment is needed. They have one barn and it's full! They also have a boat, which, in the past has been in the driveway.

A question was asked about a picture of the proposed site plan. Mrs. Waters noted that the white building is a portable barn that will be moved farther back.

No one spoke against the petition.

Karen Fitzpatrick made the motion that the petition be approved, with the four (4) conditions listed above. Greg Stinson seconded the motion, which passed 5-0.

Planning Director Young noted that the Board would not be hearing **Case ZB 2026-04V Request for Variance from Development Standards** tonight. Due to miscommunication, no public notifications were sent. Recommendation was to continue the case to the May 6, 2026, meeting with notification required. Greg Stinson made the motion to continue the case with the required notifications. Karen Fitzpatrick seconded the motion, which passed 5-0.

There being no other business, Allison Detling made the motion to adjourn the meeting at 6:13 p.m. Karen Fitzpatrick 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=PL0pagNU7lg5FkjGffOyWphtcPehlL-R5g for as long as this media is supported.