Edinburgh Zoning Board of Appeals Minutes
Wednesday, August 5, 2026
6 p.m. Town Hall

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

Karen Fitzpatrick made the motion to accept the minutes of the June 3, 2026, meeting, as presented. Keith Sells seconded the motion, which carried, 4-0.

Attorney Dustin Huddleston noted that those who might want more information on tonight's cases or who were planning to speak tonight needed to complete the sign-in sheet. He then swore in those planning to speak.

Planning Director Young then presented **Case ZB 2026-06V, Chris and Rebecca Wheeler,** a request for a *Development Standards Variance* to allow a ten (10) foot by fourteen (14) foot open air wooden pergola structure to be erected directly over an existing concrete patio footprint at 303 South Walnut Street, Edinburgh, Indiana 46124.

Among the Case Considerations:

-The minimum front setback in the R4 zoning district is fifteen (15) feet, per article 2.3 of the UDO.

-The proposed pergola would be constructed approximately four (4) feet from the sidewalk along Walnut Street.

-The subject property is located within the South Walnut Street Historic District. No Historic Preservation Commission exists to review this proposal and issue a certificate of appropriateness, which is a process for improvements in Historic Districts in other communities.

-Most homes along Walnut Street were built to the same front setback, which appears to be approximately fifteen (15) feet. There are a couple of exceptions. Staff did not find a record of a variance in these situations.

-The Board of Zoning Appeals has granted front yard setback requests in 2026: thirty-three (33) feet when fifty (50) is required; in 2024: nineteen (19) feet when twenty-five (25) was required; in 2019: fifteen (15) feet when twenty-five (25) was required; and in 2016: twenty (20) when twenty-five (25) was required.

Staff Recommendations were as follows:

1.That the subject structure be compliant with Building Codes adopted by the State of Indiana, and all other requirements of the Edinburgh Unified Development Ordinance; and

2. 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.

Board members questioned where the fifteen (15) foot setback begins. Planning Director Young explained that the measurement begins from the back of the sidewalk. There was also a question regarding who issues permits. Planning Director Young noted that the job is hers.

Petitioner Chris Wheeler, 303 South Walnut Street, Edinburgh, Indiana 46124 told the Board that the concrete patio was there when the property was purchased.

No one spoke against the petition.

Greg Stinson made the motion to approve **Case ZB 2026-06V, Chris and Rebecca Wheeler,** with the two staff recommendations listed above. Keith Sells seconded the motion, which was approved 4-0.

Planning Director Young then presented **Case ZB 2026-07V, Danzer Veneer Americas, Inc.,** a request for a *Development Standards Variance* of Article 2E and 10A of Chapter 6 and 5 of the Town of Edinburgh Zoning Ordinance to allow a change in the landscape buffer requirements of Chapter 6 and eliminate the sidewalk requirements of Chapter 5 at South Holland Street, Edinburgh, Indiana 46124.

Some Case Considerations:

-Petitioner is constructing a new Ecological Treatment System (ETS) on South Holland Street. This construction requires a right of way permit to cross Perry Street, which has already been issued. The construction requires an Improvement Location Permit for the site work. There will also be a building permit required for the fourteen (14) foot by twenty (20) foot control building. This has also been issued, conditional on the Board of Zoning Appeals application.

-The site plan review has been completed with the Zoning items pending.

-The Construction/Storm Water Pollution Prevention Plan review for the Indiana Department of Environmental Management requires a legal description of the subject property. The subject property in this instance is the 8.5733 acres.

-Article 5.10 of the UDO requires all developments to have a pedestrian network of sidewalks and/or asphalt pathways for pedestrian transportation and recreation. Currently there are no sidewalks on the subject property along the street frontage of Holland Street or Perry Street. The petitioner is requesting a variance to not install sidewalks on Holland Street and Perry Street, noting that this is an industrial wastewater treatment located within and adjacent to an existing industrial operation. It is not intended to generate pedestrian traffic or serve as a destination for public pedestrian access or recreation.

-Section 6.5E of the UDO requires a Landscape Buffer on Side and Rear Lot Lines Between Incompatible Land Uses. The subject property is zoned I2—Heavy Industrial and the properties to the west and south are zoned R4—Residential. Petitioner is requesting a variance from the requirements of the High Intensity Buffer and proposing an alternative buffering plan: installation of a six (6) foot tall black vinyl chain link fence with privacy slats around the control building. Per the petitioner's letter submitted with their application, "the fencing will provide security for the only significant above-ground infrastructure while allowing the remainer of the ETS to retain its intended natural appearance."

Kami Ervin (202 North Walnut Street, Edinburgh, Indiana 46124), Sustainability & Compliance Leader at Danzer Veneer Americas, then spoke to the Board. She noted that this all began when the Town of Edinburgh approached Danzer, looking for solutions for the color of the wastewater (vat water) which has an effect on the U.V. treatment at the wastewater treatment plant. Many options were looked at. The decision was made to go with ETS, which is a natural filtration.

Mrs. Ervin; David Marks (1060 North Capitol, Indianapolis, Indiana), from V3 construction firm; and Brian Lee (205 South Kyle Street, Edinburgh, Indiana 46124), Maintenance Manager at Danzer spoke regarding various facets of the project:

-The proposed ETS will not contain open water and will not provide public access to the treatment system. All infrastructure will be located underground or within a fourteen (14) foot by twenty (20) foot control building. A grass-covered earthen berm at an elevation of six hundred and seventy-four (674) feet will surround the entire underground treatment system, creating a natural visual and physical buffer. Along most of Holland and Perry Streets, the berm will be approximately six feet above the surrounding surface elevation.

-A driveway/entryway that is presently there will remain.

-There will be no trees, just native low-profile plants above the existing gravel. There will be a liner underneath, so there will be no leakage into the groundwater.

In answer to a question regarding possible standing water, Mr. Marks, noted that there will be no standing water, unless there would be an eight (8) inch rain in twenty-four (24) hours. In that case, there may be an inch of standing water. It would be possible to shut off the outlet if there was a massive rain.

No one spoke against the petition.

Karen Fitzpatrick made the motion to approve Case ZB 2026-07V, Danzer Veneer Americas, Inc., with the following two staff recommendations:
1. The subject structure and project be compliant with Building Codes adopted by the State of Indiana, and all other requirements of the Edinburgh Unified Development Ordinance, and

2. 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.

Keith Sells seconded the motion, which was approved 4-0.

The final business for the night was to send out an official notice of the Findings of Fact regarding **Case ZB 2026-05V,** a Developmental Standards Variance for property located at 100 Keeley Street, Edinburgh, Indiana 46124, which was denied on June 3, 2026. Allison Detling made the motion to approve the Findings of Fact. Karen Fitzpatrick seconded the motion, which passed 3-1. Keith Sells voted against the motion.

There being no other business, Keith Sells made the motion to adjourn the meeting at 6:30 p.m. Greg Stinson seconded the motion, which carried 4-0.

Keith Sells

~~Bill Jones, Chair~~ Keith Sells, ~~Assistant Chair~~ Vice

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 meetings is available for viewing at https://www.youtube.com/playlist?list=PL0pagNU7lg5FkjGffQyWphtcPehlL-R5g for as long as this media is supported.