

*Draft Minutes for Approval*

Edinburgh Zoning Board of Appeals Minutes

Wednesday, April 3, 2024

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, Ron Hamm, Bill Jones, Keith Sells, Greg Stinson, and secretary Stephanie Taylor. Staff members present were Dustin Huddleston, Town Attorney, and Planning Director Julie Young.

The first order of business was the approval of the minutes from March 6, 2024. Keith Sells made the motion to approve the minutes. Greg Stinson seconded the motion, which carried.

**Case ZB 2023-14V Jose Barahona** was continued due to lack of notification.

Planning Director Julie Young presented **Case ZB 2024-03V Dillingham Investments**, a request from Nathan Dillingham, for a variance from Developmental Standards from the Town of Edinburgh Zoning Ordinance Division 5, General Regulations, Section 156.175, to allow the construction of a new storage building with loading dock and doors facing Walnut Street, and truck maneuvering in the right of way on parcel 03-05-03-420-000.100-023, commonly known as South Walnut Street, Edinburgh, Indiana 46124. Staff recommendation was to approve the petition subject to the four conditions listed in the Staff Report.

No one spoke for or against the request.

Greg Stinson made the motion to approve **Case ZB 2024-03V Dillingham Investments** with the four conditions listed in the Staff Report. Keith Sells seconded the motion, which carried unanimously.

Planning Director Young then presented **Case ZB 2024-04 NC Grant Key**, a request from Grant Key, to re-occupy a non-conforming use (single family residence) which has been vacant for twelve consecutive months within the Local Business (LB) district on the property, commonly known as 300 North Main Street #7, Edinburgh, Indiana 46124. This property is approximately one block north of SR 252/Center Cross Street, which means it is in the Local Business District and Highway Corridor Overlay District.

The owner filed a petition with the Planning Commission for approval for Highway Corridor Overlay District development plans. The Planning Commission granted approval, conditional upon the Board of Zoning Appeals granting approval for the non-conforming use being re-occupied.

Staff recommendation was to approve the petition subject to the four conditions listed in the Staff Report.

No one spoke for or against the request.

Keith Sells made the motion to approve **Case ZB 2024-04 NC Grant Key**, with the four conditions listed in the Staff Report. Greg Stinson seconded the motion, which carried unanimously.

There being no further business, Keith Sells made the motion to adjourn at 6:17 p.m. Bill Jones seconded the motion, which carried.

---

Ron Hamm, Chair

---

Stephanie Taylor, Secretary