

CITY OF FRANKFORT

Board of Zoning Appeals

April 9, 2025

The City of Frankfort Board of Zoning Appeals met at a Regular Meeting on April 9, 2025, in the City Council Chambers, 301 E Clinton St, Frankfort, IN, at 5:30 PM.

Vice President Sam Payne is present and called the meeting to order. Upon roll call, the following members were present: Mike Nichols, Scott Highlander, Charles Baetz, and Sam Payne. Members absent: Isac Chavez. Staff members present are Don Stock (Zoning Administrator) and Grace Mora (Administrative Assistant).

Vice President Sam Payne asks the board if any conflict of interest is present or if any ex-parte contact has occurred; hearing none, he proceeds with the regular meeting.

MINUTES: Minutes from the March 12, 2025, regular meeting were presented for review.

Motion: To approve minutes as presented.

Motion made by: Mike Nichols

Second: Scott Highlander

Roll Call:

- **Aye** – Mike Nichols, Scott Highlander, Charles Baetz, Sam Payne

NEW BUSINESS: Vice President Sam Payne opened the public hearing for Docket #BZA-2025-005, Special Exception for Gracie Balderas. Gracie Balderas is present. Sam calls on Don to present the staff report. The staff report is read in its entirety. Don states he is ready for any question. Charles and Don held a brief conversation regarding the six (6) family units per acre and how it is addressed on the UDO. Don talks briefly about the rezoning that was done, and some multifamily and duplex dwellings were missing and were zoned incorrectly, and to fix this, they have to go to City Plan for rezoning. Again, Charles expresses how turning a single-family dwelling into a duplex exceeds the Block's density. Charles also expressed his concerns about off-street parking, parallel parking, and sidewalks, especially since there is a four-way stop at this corner. Don talks about the off-street parking and how the front setback comes in play, and how Gracie is moving the house back to prevent visual issues. Don also states that if parking on the front is not doable, there is plenty of room in the back. Charles and Sam agree with Don on the parking being on the rear of the property. Sam's concern is breaking the curb. Sam asked Gracie if she had anything to say. Gracie says that if the board denies the special exception, she would be okay with building a single-family dwelling since she knows that the city needs rental houses. Charles asks Don if it would be better to go to the City Plan Commission to rezone the property. Don explains that if this goes to the Plan Commission, it will cause spot zoning, and the special exception would only stay with Gracie. If she sells, the new owner would have to go back to the BZA for a special exception.

Vice President Sam asked the public if they had any further comments; hearing none, public discussion is closed. Vice President Payne asked the board if they had any further comments. Hearing none, the board discussion is closed. Vice President Payne called for a motion

The board notes that the notice of public hearing was published in the Frankfort Times on March 26, 2025, and certified mailings were mailed to each property owner within 100 feet of the petition site on March 26, 2025. There is no conflict of interest present, and the quorum was met.

Mike made the motion to approve the special exception with the recommendation that the off-street parking be moved to the rear of the lot off the alley. The motion died due to the lack of a second motion.

Motion: To deny the special exception, as it exceeds the density mentioned in the Comprehensive Plan for B Residential District.

Motion made by: Charles Baetz

Second: Sam Payne

Roll Call:

- **Aye-** Scott Highlander, Charles Baetz, Sam Payne
- **Abstain-** Mike Nichols

OTHER BUSINESS: Special Meeting on April 23rd for the Data Center coming out by Conagra. A possible meeting in May for another special exception to allow a duplex on B Res.

Sam asks where this will put Gracie. Gracie responds that she will be building a single-family dwelling.

Vice President Payne calls for any further business. Hearing none, he calls for a motion to adjourn. Sam Payne motions to adjourn. Charles Baetz seconds the motion. Unanimous voice to adjourn. Meeting adjourned.

Minute's summary typed by Grace Mora.

MINUTES APPROVED APRIL 23, 2025