

CITY OF FRANKFORT

Board of Zoning Appeals

May 14, 2025

The City of Frankfort Board of Zoning Appeals met at a Regular Meeting on May 14, 2025, in the City Council Chambers, 301 E. Clinton St., Frankfort, IN at 5:30 PM.

President Isac Chavez is present and called the meeting to order. Upon roll call, the following members were present: Mike Nichols, Sam Payne, and Isac Chavez. Not present: Scott Highlander and Charles Baetz. Staff members present are Don Stock (Zoning Administrator), and Miranda Danner (Administrative Assistant).

President Isac Chavez asked the board if any conflict of interest was present or if any ex parte contact had occurred. Hearing none, President Chavez proceeds with the regular meeting.

MINUTES: Minutes from the April 23, 2025, special meeting were presented for review.

Motion: To approve minutes as presented.

Motion made by: Mike Nichols

Second: Sam Payne

Roll Call:

- **Aye** – Isac Chavez, Mike Nichols, Sam Payne

NEW BUSINESS: President Isac Chavez opened the public hearing for Docket #BZA-2025-007 Special Exception for Jeremy and Lisa Warren. Both Jeremy and Lisa are present. President Isac calls on Don to present the staff report. The staff report is read in its entirety. Don states he is ready for any questions. President Isac asks for clarification on Don's statement "I've tried several times to put something on this lot. Don explains that it is not deep nor wide enough for a house and this is why this special exception should be approved. Sam Payne adds that he drove by the property and states that if this isn't approved it will be full of weeds and an eye sore. Discussion was had about current property maintenance and fencing plans. Mike Nichols asks why the driveway is so wide, Jeremy Warren states he created wide enough for a two-car garage. Mr. Nichols asks about the impervious surface, which Don verified is proper. Jeremy and Lisa Warren present before and after photos of the property. Discussion was had regarding other properties in town that only have garages. President Isac asked the public if they had any further comments hearing none, public discussion is closed. President Isac opens board discussion. President Isac asks the board if they have any further comments. Hearing none, the board discussion is closed. President Isac calls for a motion

The board notes that the notice of public hearing was published in the Frankfort Times on April 30, 2025, and certified mailings were mailed to each property owner within 100 feet of the petition site on May 1, 2025. There is no conflict-of-interest present and the quorum was met.

Motion: To approve the Special Exception due to the findings of facts.

Motion made by: Sam Payne

Second: Mike Nichols

Roll Call:

- **Aye-** Isac Chavez, Mike Nichols, Sam Payne

OTHER BUSINESS:

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

Minute's summary typed by Miranda Danner.

APPROVED AUGUST 20, 2025