

CITY OF FRANKFORT

Board of Zoning Appeals

June 11, 2025

The City of Frankfort Board of Zoning Appeals met at a Regular Meeting on June 11, 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: Scott Highlander, Sam Payne, and Isac Chavez. Not present: Mike Nichols and Charles Baetz. Staff members present are Don Stock (Zoning Administrator), and Grace Mora (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 May 14, 2025, regular meeting were presented for review.

Motion: To table minutes, as quorum not met.

Motion made by: Sam Payne

Second: Isac Chavez

Roll Call:

- **Aye** – Scott Highlander, Sam Payne, Isac Chavez

NEW BUSINESS: President Isac Chavez opened the public hearing for Docket #BZA-2025-008 Special Exception for Jennifer Pruitt. The petitioner was not present. President Isac calls on Don to present the staff report. The staff report is not presented to the board. Don expresses his concerns about not considering that daycare is classified as a Class 3 per the UDO, and not under class 2 as he had written in his staff report. It meets most requirements, except that a class 3 is not permitted in a B Res district. It is, however, permitted on a C res District under a Special Exception. Don said that for this daycare to comply, it had to be rezoned and returned to the BZA for a Special Exception. Isac and Sam both asked if the board could recommend this to the City Plan Commission or table it. Don stated that a motion can't be made since it is not permitted. Don's decision was also based on the absent petitioner, and the questions couldn't be answered. Don will talk to the owners and explain to them the decision of this meeting and the next steps.

OTHER BUSINESS: Don informs the board of what will be coming to the BZA in July.

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

Minutes' summary typed by Grace Mora.

APPROVED AUGUST 20, 2025