

CITY OF FRANKFORT

Board of Zoning Appeals

August 20, 2025

The City of Frankfort Board of Zoning Appeals met at a Regular Meeting on August 20, 2025, in the City Council Chambers, 301 E. Clinton St., Frankfort, IN, at 5:00 PM.

President Isac Chavez is present and called the meeting to order. Upon roll call, the following members were present: Scott Highlander, Isac Chavez, Mike Nichols, and Charles Baetz, Sam Payne. 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.

President Chavez informed the board that the minutes from May 14th, June 11th, and July 9th will need to be tabled as a quorum is not met. President Chavez called for a motion.

Motion: to table the minutes as a quorum is not met.

Motion made by: Mike Nichols

Second: Isac Chavez

NEW BUSINESS: President Isac Chavez opened the public hearing for Docket #BZA-2025-012, Special Exception for Payton Akard. The petitioner is present. President Isac calls on Don to present the staff report. The staff report is read in its entirety. Sam Payne arrived late for the meeting. Don is ready for questions. Mike asked if there is access off of Wabash street, and Don said no, only off Crescent and Walnut. Charles asked Payton if each space for the drive-thru is 10', to which Payton answered, there is about 15' for more than 6 cars for the drive-thru. Charles also asked how many seats are inside. Payton says 49, and he is going to keep it that way for fire safety and insurance purposes. Mike asked if this would be the same approval as the board had given for Culver's, and Don said yes. Brief talk between board members and Payton regarding the second drive-thru window and possible changes to the canopy in the future. Followed by a small discussion on the parking lot for the back of the property, and how both entrances will remain. President Chavez opened a public hearing, but hearing none, the public hearing was closed. President Chavez opened the board member discussion, hearing none, the board discussion is closed. Isac calls on the board for a motion.

Motion: To approve BZA Docket #2025-012 Special Exception due to the findings of fact.

Motion made by: Mike Nichols

Second: Charles Baetz

Roll Call:

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

OTHER BUSINESS: Don talks about the proper steps that will be taken if there is a big meeting with the potential of large crowds.

Since VP Sam Payne arrived late to the meetings, President Chavez calls for a motion to bring up the previous minutes for a motion.

Motion: To bring up the previously tabled minutes for a motion.

Motion made by: Sam Payne

MINUTES: Tabled minutes from the May 14, 2025, regular meeting were presented for review.

Motion: To approve the minutes as presented.

Motion made by: Mike Nichols

Second: Isac Chavez

Roll Call:

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

MINUTES: Tabled minutes from the June 11, 2025, regular meeting were presented for review.

Motion: To approve the minutes as presented.

Motion made by: Sam Payne

Second: Isac Chavez

Roll Call:

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

MINUTES: Minutes from the July 9, 2025, regular meeting were presented for review.

Motion: To approve the minutes as presented.

Motion made by: Sam Payne

Second: Mike Nichols

Roll Call:

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

President Chavez asked for any old business: Brief discussion regarding the next steps for the Data Center.

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.

Minute's summary typed by Grace Mora.

MINUTES APPROVED ON NOVEMBER 20, 2025.