

**MINUTES OF THE LAWRENCE  
BOARD OF ZONING APPEALS  
SEPTEMBER 15, 2020**

**MEMBERS PRESENT VIA TELEPHONE:** Stephen Hall, Eugene West, Desmond Woods and Mark Sanders

**MEMBERS PRESENT IN PERSON:** Rebecca Lightle, Thomas Crouch

**STAFF PRESENT VIA TELEPHONE:** Larry Calloway (DMD)

**STAFF PRESENT IN PERSON:** Board Secretary, Renea Rafala

**COUNCIL PRESENT IN PERSON:** Maria Rusomaroff, Rick Wells

Mrs. Lightle called the meeting to order at 6:02pm and Ms. Rafala took roll call. Mrs. Lightle announced a quorum was present.

**APPROVAL OF MINUTES FROM AUGUST 18, 2020:**

The motion for approval was made by Mr. Hall, seconded by Mr. Crouch and after a roll call vote were approved unanimously

**SPECIAL REQUESTS, WAIVERS OR WITHDRAWALS:** none

**Old Business:**

None

**New Business:**

**20-LUSV-08 ~ 10001 E. 52<sup>nd</sup> St.**

Petitioner's representative, Russell Brown, presented the case for a Variance of Use from the Use Table 743-1 to allow for utilization as a mobile home park (D-11 District Required) with approximately 106 lots. Variance of Development Standards of Table 742-103-1, Minimum Main Floor Elevation Area (1,200 square feet required).

Mr. Brown requested Commitment #1 in the Staff Report be removed, they are in agreement with other requested commitments.

Councilor Rusomaroff requested sidewalks be required if approved.

Councilor Wells requested sidewalks be required if approved. He would like to see the sidewalk continued all the way to Pendleton Pike so we do not end up with sidewalks to nowhere. He would also like to see a traffic study performed.

Mr. Evans of 10151 E. 52<sup>nd</sup> St. requests denial of petition. He would like to see this area dedicated as a park for the community.

Ms. Masur of 6203 Carrington Dr. requests sidewalks be required if approved.

Mr. Calloway (DMD) recommends approval. DMD will support approval of the petition without the requested commitment number 1 if they install sidewalks along both 52<sup>nd</sup> St and Mitthoeffer.

Ms. Rafala (COL) read a letter of support from the Mayor Collier and Economic Development Director Zuerner. Ms. Rafala also read into the record other emails received of remonstrance and support.

Mr. Brown discussed the requested commitments with his clients and agreed to commitments 2, 3 and 4.

After discussion the Board voted to unanimously approve the petition with the following commitments:

2. Sidewalks consistent with the standards of the Consolidated Zoning and Subdivision Ordinance shall be provided along 52nd Street and Mitthoeffer Road.

3. Development shall occur with general adherence to the landscape/drainage/bufferyard cross-section plan dated September 8, 2020.

4. 40-foot half rights-of-way shall be dedicated along 52nd Street and Mitthoeffer Road, as per the request of the Department of Public Works, Transportation Section, (DPW) to the appropriate jurisdiction, either the City of Indianapolis and/or the City of Lawrence. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW of either jurisdiction. The DPW has requested that the right-of-way be granted within 60 days of approval.

**20-LUV-09 ~ 9610 Pendleton Pike**

Petitioner's representative, Russell Brown, presented the case for a Variance of Use from the Use Table 743-1 to allow for utilization as a mobile home park (D-11 District Required) with approximately 43 lots.

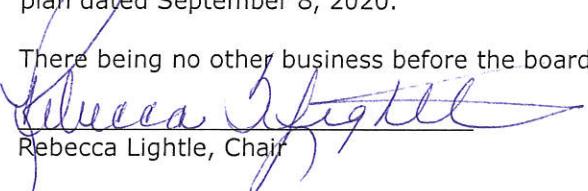
Mr. Brown requested Commitment #2 in the Staff Report be removed, they are in agreement with other requested commitment.

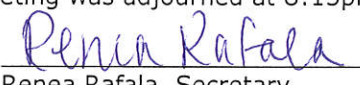
Mr. Calloway (DMD) recommends approval with the commitments outlined in the Staff Report.

Ms. Rafala read a letter of support from Mayor Collier and Director of Economic Development Zuerner.

After discussion the Board voted to unanimously approve the petition with the following commitment: Development shall be subject to general adherence to the landscape/preliminary drainage/bufferyard cross-section plan dated September 8, 2020.

There being no other business before the board the meeting was adjourned at 8:15pm.

  
Rebecca Lightle, Chair

  
Renea Rafala, Secretary

These minutes are not intended to be verbatim. They are a summary of discussions held, with the exception of the motions. An audiotape is made which provides a detailed record.