



City of Carmel

Carmel Board of Zoning Appeals Regular Meeting Minutes Monday, September 24, 2018

Location: Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Members Present: Alan Potasnik – President
James Hawkins – Vice President
Leo Dierckman
Brad Grabow
Kent Broach

Staff Present: Michael Hollibaugh, Director of Community Services

Legal Counsel: John Molitor

Time of Meeting: 6:10 PM

Approval of Minutes of Previous Meetings:

On a Motion made by Jim Hawkins and seconded by Brad Grabow to approve the minutes from the August 27, 2018 meeting.

Approved 5-0

Reports, Announcements, Legal Counsel Report, and Department Concerns:

1. Request to suspend BZA Rules of Procedure: TherAplay's legal ad published 7 days late, but still meets the 10 day prior requirement per state statute.

On a Motion made by Leo Dierckman and seconded by Jim Hawkins to suspend the BZA Rules of Procedure in order to hear Docket No. 18080005 SUA.

Approved 5-0

Public Hearings:

(SUA) Children's TherAplay Riding Stable Expansion.

The applicant seeks the following special use amendment approval for several minor site modifications:

1. **Docket No. 18080005 SUA UDO Section 9.09 - Expansion of approved special use, greater than 10% requested.** The site is located at 9919 Towne Road and is zoned S1/Residential. Filed by Adam DeHart of Keeler-Webb Associates.

Petitioner: Adam DeHart, project manager with Keeler-Webb Associates:

- Mr. DeHart is working along with the Children's TherAplay Foundation
- The Children's TherAplay has been in operation on this site since 1995
- They use horses as physical therapy on children with severe physical and mental disorders
- They provide these services for 50-70 children and need more room to expand
- We will keep the same architecture standards and structure as the existing building for the expansion
- We will increase the width of the main drive to 28'. This will provide a two way access to the property and this will make us in compliant with the Carmel Fire Dept.
- Phase 1 included the extension of the sanitary and water main sewers to the facility

- Phase 2 will include an 8’ building addition on the south side of the facility, a new vehicle drop off canopy, and 30’ building extension on the east side of the facility
- More guest parking, ADA parking, and employee parking will be provided
- The area has been redesigned to accommodate emergency vehicles and trucks with horse trailers
- We have not received any public comments on this project

Public Comments: None

Department Report: Michael Hollibaugh:

- The petitioner has been working closely with TAC and DOCS to make sure their site plans comply with all the City ordinances, safety and access laws.
- Staff is in full support and recommends positive consideration

Board Comments: None

**On a Motion made by Leo Dierckman and seconded by Jim Hawkins to approve Docket No. 18080005 SUA.
Approved 5-0**

Meeting adjourned at 6:26 p.m.

Alan Potasnik – President

Joe Shestak – Recording Secretary