Tuesday, November 19, 2024, 7:00 p.m.

Richard J. Pasco Council Chambers, City Hall

10 S. State St, Greenfield, IN 46140

Board of Zoning Appeals (BZA) President, Mike Terry, called the meeting to order at 7:00 p.m.

Monica Evans, took Roll Call with the following members present:

Gary Warner

Paulette Richardson

Joe Lonnemann

Mike Terry

Member not present: Aaron Greenwalt

Nonmembers present:

Donna Butler, Associate Planner

Monica Evans, Secretary

Gregg Morelock, Legal Counsel

A motion was made by J. Lonnemann to approve the July 2024 minutes with corrections, seconded by G. Warner. Motion carried 4-0.

**NEW BUSINESS:**

**CU24-04: 312 Opportunity Parkway-Progress Park-ANS Properties/Springhill Suites Hotel** is requesting a conditional use for a hotel with a conference space, zoned BP Business Park, 3.9 acres.

D. Butler gave the staff report. She stated that the hotel will be constructed on the north side of Opportunity Parkway, west of the Speedway gas station. The hotel will be 4 stories with 108 rooms. Access to the rooms will be inside the hotel. There will be a lounge, 6 workstations and a conference room. They will also offer breakfast, a workout room, indoor pool and outside patio.

The conference center will be 3000 square feet with an accordion wall to split the room. It will also contain a prep kitchen; storage and restrooms close by.

There will be 150 parking spots, including 6 EV charging stations. Handicap parking will be in front and behind the hotel. The petitioner will also install a sidewalk along the front of the property. There will also be no semi-truck parking in the lot.

There will be no special screening for the property to maximize visibility. The height of the building will not cause shadowing. The building is well behind the platted set back lines. Therefore, they can enjoy an exception of the proposed 59 foot tall. The 14 feet they are asking for is 6 feet less than what they have.

This petition will also need approval from the Plan Commission along with the BZA before the permitting process can begin.

At this time Pete Gensic of Gensic Engineering came forward and was sworn in for the petitioner. He stated that with Springhill Suites every room is a suite room. He stated that they agree to all conditions that staff has listed.

D. Butler advised that the Petitioners have been very responsive to questions and submitting complete plans.

P. Richardson asked about the parking spaces. P. Gensic stated there will be 2 elevators within the hotel. They will also have a total of 58-10x20 parking spaces, several 9x20 spaces and 9x18 sized spaces. He said they size them like that so there is a little extra room to get in and out of the vehicles.

P. Richardson also asked about Semi parking. She would like to know if there was going to be any signage stating there was no Semi parking allowed. Mr. Gensic stated there will not be any signs and it would be up to management to make sure no Semis parked there.

A motion was made to approve the Conditional use by J. Lonnemann and seconded by G. Warner. Motion carried 4-0.

A motion was made to adjourn by G. Warner and seconded by A. Greenwalt.