

FORT WAYNE BOARD OF ZONING APPEALS
Minutes: 19 JANUARY 2023

(The following reflects a synopsis of action taken by the Fort Wayne Board of Zoning Appeals. Actual audio recordings of the proceedings before the Board of Zoning Appeals are available upon request.)

Chairman Mr. Hoch called to order the January 2023 public hearing of the Fort Wayne Board of Zoning Appeals at 5:30 p.m. on Thursday, 19 January 2023. The hearing was held in Room 35, Garden Level of the Citizens Square Building. Attendance of Board members was as follows.

	Appointed By	Present	Absent
Chairman James Hoch	City Council’s Citizen	X	
Member LaKeisha Woods	Mayor’s Citizen		X
Member Ron Howard	Mayor’s Citizen	X	
Vice Chairperson Rachel Tobin-Smith	Mayor’s from Plan Commission	X	
Member Connie Haas Zuber	Plan Commission	X	

Staff members present were, Patrick D Rew, Deputy Land Use Director, Bryan L. McMillan, AICP, Senior Land Use Planner, Maureen Voors, AICP, CFM Principal Land Use Planner, Gabrielle Herin, Associate Land Use Planner, Beth Morales, Associate Land Use Planner, Kimberly Mack, Assistant Front Office Manager, and Robert Eherenman, Legal Counsel to the Board.

NEW BUSINESS:

PROPOSAL: DSV-2022-0171
 APPLICANT: Matthew 25, Inc. d/b/a Matthew 25 Health and Care
 REQUEST: An appeal for a development standards variance to reduce north setbacks from 25 feet to 0 feet for an 8-foot tall steel privacy fence.
 LOCATION: 413 E. Jefferson Boulevard, at the northwest corner of its intersection with Clay Street (Section 01 of Wayne Township)
 PRESENT ZONING: DE/Downtown Edge
 LAND AREA: 1.43 acres

Following discussion, Mrs. Haas Zuber moved the Board approve DSV-2022-0171 based on certain Findings of Fact that are to be made a part of these minutes. After a second by Mr. Howard, the motion was approved, 4-0. No one spoke in support and no one spoke against the proposal.

PROPOSAL: UVAR-2022-0058
 APPLICANT: HBS Property Management LLC

REQUEST: An appeal for a use variance to have truck and equipment rental.
LOCATION: 4225 S. Lafayette Street, at the northeast corner of its intersection with McKinnie Avenue
(Section 13 of Wayne Township)
PRESENT ZONING: C2/Limited Commercial
LAND AREA: 0.24 acres

Following discussion, Mrs. Haas Zuber. moved the Board deny UVAR-2022-0058 based on certain Findings of Fact. Mr. Hoch seconded the motion. Mrs. Tobin-Smith and Mr. Howard voted against. The motion failed 2-2. Mrs. Haas Zuber motioned to approval after a second by Mr. Howard the motion to approve was approved 4-0. This approval requires a recorded written commitment and is subject to continuous compliance with the conditions listed in the Findings of Fact. No one spoke in support and no one spoke against the continuance request.

PROPOSAL: CU-2022-0001
APPLICANT: Board of Commissioners of the County of Allen
REQUEST: A request for a contingent use to allow a correctional institution (1500 bed Allen County jail facility).
LOCATION: 3003 Meyer Road, 2,500 feet west of S. Maplecrest Road (Section 16 of Adams Township)
PRESENT ZONING: I1/I2/I3 Limited, General, and Intensive Industrial
LAND AREA: Approx. 115 acres

Following discussion, Mrs. Tobin-Smith moved the Board continue CU-2022-0001 until the next public hearing 17 February 2023. After a second by Mrs. Haas Zuber, the motion was approved, 4-0. No one spoke in support and no one spoke against the proposal.

APPROVAL OF DECEMBER 2022 MINUTES. Following discussion, Mrs. Tobin-Smith moved the Board approve the minutes and Findings of Fact of the December 2022 meeting. After a second by Mrs. Haas Zuber the motion carried unanimously, 4-0.

ELECTION OF BOARD OF ZONING APPEALS CHAIRMAN FOR 2023. Mr. Hoch turned the meeting over to Mr. Eherenman. who presided through the election of Chairman and Vice-Chairman. Following a nomination by Mrs. Tobin-Smith and a second by Mr. Howard, Mr. Hoch was elected Chairman of the Board for 2023.

ELECTION OF BOARD OF ZONING APPEALS VICE-CHAIRMAN FOR 2023. Mr. Eherenman asked for nominations for Vice Chairman. Following a nomination by Mrs. Haas Zuber, and a second by Mr. Howard, Mrs. Tobin-Smith was elected Vice Chairman of the Board for 2023.

ELECTION OF BOARD OF ZONING APPEALS SECRETARY FOR 2023. Mr. Eherenman asked for nominations for Secretary. Mrs. Haas Zuber nominated Patrick Rew for Secretary followed by a second by Mrs. Tobin-Smith, Mr. Rew was reelected Secretary of the Board of Zoning Appeals for 2023.

GOVERNING BOARD APPOINTMENT FOR 2023. Mr. Eherenman asked for nominations for the Governing Board appointments for 2023. Following a nomination by Mr. Hoch and a second by Mrs. Haas Zuber, Mrs. Tobin-Smith was appointed as an alternate to represent the Board of Zoning Appeals on the Governing Board and Mr. Hoch was appointed to represent the Board for 2023.

There being no further business, the meeting adjourned at 6:39 p.m.

Patrick Rew Deputy Land Use Director,
Secretary to the City of Fort Wayne Board of Zoning Appeals