

**WHITLEY COUNTY BOARD OF ZONING APPEALS
STAFF REPORT**

25-W-VAR-17 DEVELOPMENT STANDARDS VARIANCE
Spring Green, LLC
1115 S. Williams Drive

JULY 22, 2025
AGENDA ITEM: 1

SUMMARY OF PROPOSAL

Current zoning: IPM, Industrial Park/Manufacturing
Property area: 3.31± acres

The petitioner, tenant of the subject property, is requesting a development standards variance of the required parking surface on the property located at 1115 S. Williams Drive.

The property is located on the east side of Williams Drive, on Lot 1 of Piper Subdivision in Section 18 of Union Township. The property is currently improved with a service business and parking.

A permit has been obtained for a storage building to the east of the main building. Proposed is to have gravel surface surrounding the building, for parking and storage of equipment and vehicles.

Section 5.10 of the zoning code requires that all industrial and commercial uses have paved parking areas. While some allowance has been made in the past for industrial "storage areas" to be gravel, because of the mixture of parking and storage in this case, this request should be addressed with the Board's review.

REVIEW CRITERIA

Indiana Code §36-7-4-918.5 and Section 10.10 of the Zoning Code state the criteria listed below upon which the Board must base its review. Staff's comments/proposed findings of fact under each criterion.

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;

The proposed variance will not likely be injurious to the public health and morals as pavement surfaces do not have apparent effects on these factors.

Also, it does not seem there would be any injury to public safety due to a gravel surface, as the area proposed to be gravel is entirely on-site and the public would not generally use the gravel surface.

The general welfare may be injured if practical difficulties specific to the property are not found.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

The parking surface variance would not impact the value of the area, as the surrounding area is industrial and several nearby properties already enjoy varying amounts of gravel surface, either related to heavy equipment usage or being legal nonconforming. That said, poorly kept and/or maintained gravel surfaces may be detrimental to property values.

The use of the surrounding area may be impacted if the gravel surface is not maintained, causing the stone to travel upon the adjacent property. This is not likely substantial, and since the only adjacent property already has a gravel parking area, if there would be any such impact it would likely be mutual.

3. **The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction or restriction of economic gain.**

The strict application of the Ordinance terms may or may not result in a practical difficulty related to parking surface. The proposed area would be used for both storage of equipment, which has been previously been deemed acceptable, and for parking of vehicles, which would be subject to the development standards. Unlike variance requests for heavy equipment movement and parking in industrial areas, this would be for standard vehicles.

SUGGESTED CONDITIONS

Staff suggests the following condition(s) if the Board finds to approve the requested variance(s):

1. The gravel area shall be paved with a compliant hard surface within five (5) years from the date of approval, unless modified by the Board.

Date report prepared: 7/16/25

BOARD OF ZONING APPEALS ACTION

Findings of Fact Criteria

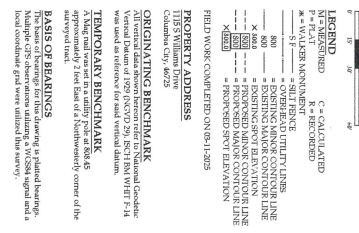
Vote:	Green		Sheiss		Wilkinson		Wolf		Wright	
	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>
<i>Criterion 1</i>										
<i>Criterion 2</i>										
<i>Criterion 3</i>										

Motion: ☐ Grant
☐ Grant w/conditions
☐ Deny

By:

Second by:

Vote:	Green	Sheiss	Wilkinson	Wolf	Wright
<i>Yes</i>					
<i>No</i>					
<i>Abstain</i>					





Bertsch, Andrew D

Wink, Sonja Lee

Eber, Michael T & Patricia A

Frankle, Kevin J & Merri M

Ruble, Sarah M

Melvin, Mitchell Lee & Heck, Danae R

Hook, Robert

Dafforn, John D

Horn, Michael Edward Jr & Cole, Joleine

Smith, Stephen M

Smith, Scott A & Janelle L

Smith, Scott A & Janelle L

Smith, C Taron & Gloria A

Smith, Scott A & Janelle L

Krider, John H Jr & Megan B

Rdg Workholding Lic

Krider, John H Jr & Megan B

Rdg Workholding Lic

Ddg Properties, LLC

Impact Holdings LLC

Waj Real Estate Holdings Lic

Waj Real Estate Holdings Lic

Waj Real Estate Holdings Lic

Jamin Holdings Lic

Jamin Holdings Lic

Troy Center Inc

Community Action Of Northeast Indiana, Inc

State Of Indiana, Department Of Natural Resources

R & S Holdings, LLC

R & S Holdings, LLC

Boston Nutracetucal Science LLC

Thirty/Thirty Properties Lp

Thirty/Thirty Properties

Williams Dr Properties LLC

Blue Building LLC

Waj Real Estate Holdings Lic

S & K Stuff, LLC

Whitley County Road Easement

Moosale, LLC

Gateway Properties, LLC

Joe Holdings, LLC

Buchanan, John F & Bethann

Metro Real Estate, Inc

Lincoln Investments LLC

Triad Indiana Holdings LLC

Rogers Markets Inc

Gaff, John K & Arlene

Davis, Heather R

Marhanka, Ian & Justina

Eagle Glen Partners LLC

Hiss, Anthony E

Hiss, Anthony E

Selgae, LLC

Selgae, LLC

Selgae, LLC