

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

25-W-SE-15 **SPECIAL EXCEPTION**
Triad Indiana Holdings LLC
Approx. 2600 E. 100 South

NOVEMBER 25, 2025
AGENDA ITEM: 3

SUMMARY OF PROPOSAL

Current zoning: IPM, Industrial Park/Manufacturing
Property area: 12.25± acres

The petitioner, contingent purchaser of the subject property, is requesting special exception approval for outdoor storage. The property is located east of the petitioner's facility at 2534 East 100 South in Section 18 of Union Township. The property is currently unimproved.

As proposed, the petitioner would acquire the property between their existing facility and the future right-of-way of Rogers Drive, totaling a little more than 12 acres. The remainder of the property would continue to be held for future development.

The existing steel laydown yard would then be expanded to the east. Two one-way gravel (or slag) drives would be constructed onto 100 South. Berms and landscaping would be proposed along the county road and along the property remaining for future development. The petitioner indicated that these berms would be landscaped as may be deemed appropriate by the Board.

Drainage was already largely included in the design for Rogers Market Subdivision, of which this is an Outlot. Note that the proposed property split may be done by platting a new lot or done by survey only if the property is to be combined with the petitioner's existing property.

Per §3.19 of the zoning code, outdoor storage is permissible in the IPM, if it is screened. Such screening and related aspects are checked by the special exception process.

REVIEW CRITERIA

Indiana Code §36-7-4-918.2 and Section 10.9(A) of the Zoning Code authorize the Board to review special exceptions and 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 special exception shall not involve any elements or cause any condition that may be dangerous, injurious, or noxious to any other property or persons, and shall comply with the performance standards;**

The proposed use of the property for steel beam and column storage would not typically be dangerous, injurious, or noxious to other property or persons.

Of the performance standards listed in §5.7, noise and heat and glare may be applicable to this proposal.

Handling and processing the steel products on the site could create objectionable noise, which, being an open outdoor use, could carry farther than would be expected for an enclosed use. Appropriate screening may aid in mitigating such noise.

Welding and cutting can be sources of glare, so if those activities were to be done on this property. This should not be a problem if the proposed berms are of sufficient height to block any glare.

2. **The special exception shall be sited, or oriented and landscaped to produce a harmonious relationship of building and grounds to adjacent buildings and properties;**

The proposed use would be an expansion of the existing facility, and screening is proposed on the remaining sides. Care must be taken to ensure that screening is adequate to create a harmonious relationship to the adjacent areas. Since the stored steel will not generally exceed 9' (based on the existing facility), screening should have at least that effective height.

3. **The special exception shall produce a total visual impression and environment that is consistent with the environment of the neighborhood;**

As an expansion of an existing use, the proposal would not be a major deviation from the existing character. Screening will further aid in making a consistent impression with the overall environment of the neighborhood.

4. **The special exception shall organize vehicular access and parking to minimize traffic congestion in the neighborhood; and**

Two additional driveways are proposed to directly access the county road. Being one-way, it is not likely to create traffic congestion here, and the overall amount of traffic would be comparable to that expected for the industrial area. However, having additional points of access may be detrimental to the condition of the road, which could cause traffic problems.

5. **The special exception shall preserve the purpose of this Ordinance, as stated in Section 1.4.**

The proposed use is industrial in an area that is already used for industrial. Applying appropriate and adequate screening will ensure that the purposes of the ordinance are fulfilled.

SUGGESTED CONDITIONS

If the Board moves to grant the special exception, the following are suggested conditions of the approval:

1. The Special Exception is granted as presented.
2. Buffer screening shall be installed on the north and east sides of the property. Standards for the screening:
 - a. Minimum total effective height of 9', as measured from the elevation of adjacent roadways
 - b. Minimum berm height of 3'
 - c. A combination of the following:
 - i. Double row of 6' conifer trees, spaced no more than 20' on center
 - ii. Double row of 1½" deciduous shade trees, space no more than 30' on center
 - iii. 6' opaque fence
3. The existing trees and vegetation shall be retained along the south property line. If that is removed, buffer screening shall be installed as stated above.
4. Driveway design must be approved by County Engineer and Highway Dept.
5. Interior drives may be gravel.
6. Any outdoor lighting be oriented and shielded to prevent light spillage and/or glare onto surrounding residential properties.
7. Any signage will conform to the requirements of the code.

Date report prepared: 11/19/25

BOARD OF ZONING APPEALS RECORD OF ACTION

Motion:

By:

Second by:

Approve

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Approve w/conditions

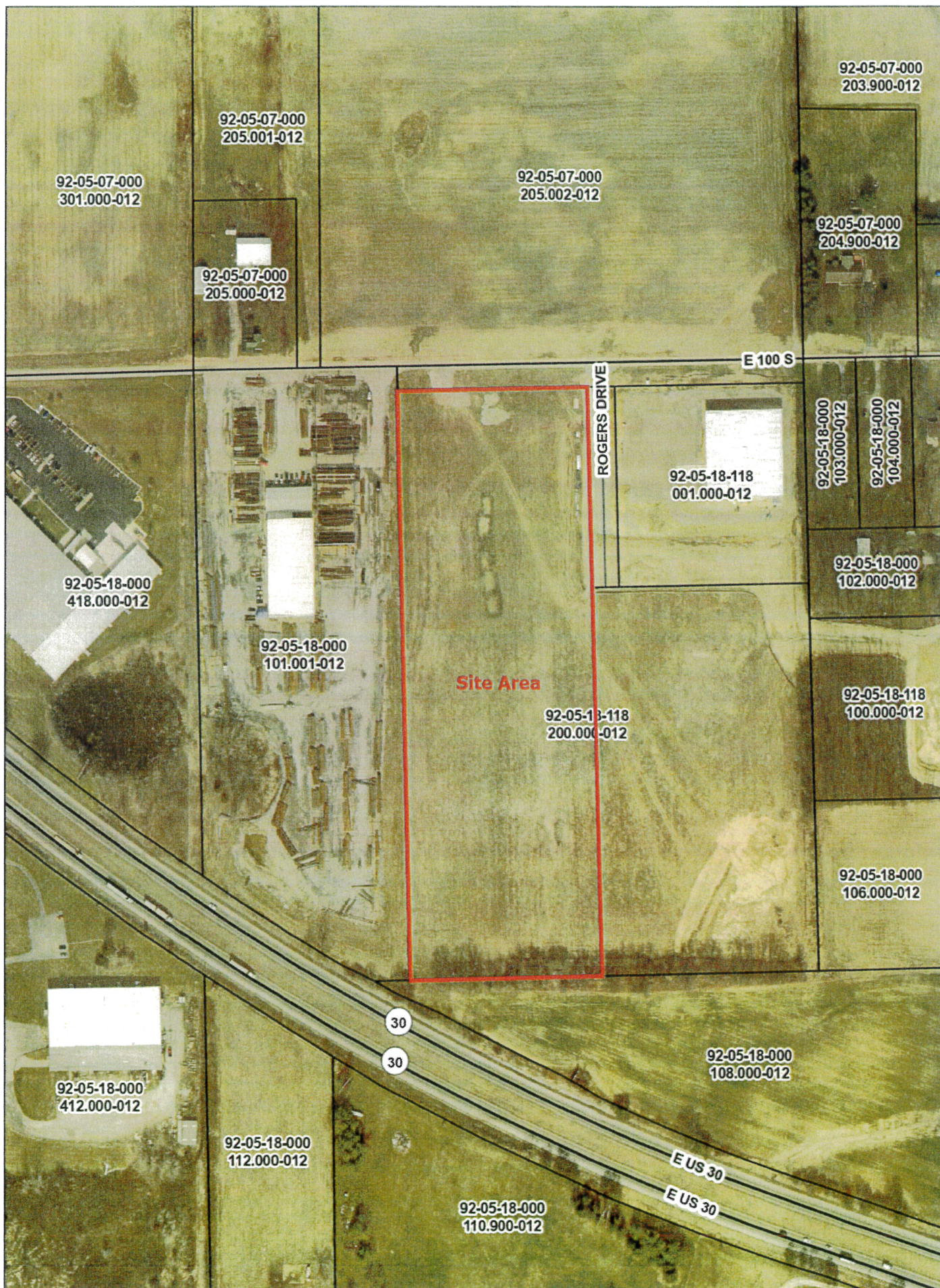
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Deny

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





92-05-07-000
203.900-012

92-05-07-000
205.001-012

92-05-07-000
301.000-012

92-05-07-000
205.002-012

92-05-07-000
204.900-012

92-05-07-000
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E 100 S

ROGERS DRIVE

92-05-18-118
001.000-012

92-05-18-000
103.000-012

92-05-18-000
104.000-012

92-05-18-000
102.000-012

92-05-18-000
418.000-012

92-05-18-000
101.001-012

Site Area

92-05-18-118
200.000-012

92-05-18-118
100.000-012

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106.000-012

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412.000-012

92-05-18-000
112.000-012

92-05-18-000
110.900-012

92-05-18-000
108.000-012

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E US 30

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Return

1161'



Exit

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Entrance

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40' WIDE DRIVE

40' WIDE DRIVE

Return
Drive Already Here

SSM

Existing Freeway

