

Johnson County Board of Zoning Appeals

December 29, 2020 Meeting Minutes

The Johnson County Board of Zoning Appeals met on Tuesday, December 29, 2020 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 7:02 PM by Chairman Chad Bowman.

I. ROLL CALL:

Present: Chad Bowman, Chris Campbell, Dan Cartwright, James Kaylor, Steve Powell, Attorney Jeremy Fisk (Legal Counsel - not voting), David Hittle (Director - not voting), Michele Hansard (Planner – not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Paul Clodfelter (Alternate)

II. APPROVAL OF MEETING MINUTES:

Chair Chad Bowman called for a motion to approve the November 24, 2020 Board of Zoning Appeals meeting minutes.

Motion: Approval of November 24, 2020 Board of Zoning Appeals meeting minutes. **Moved** by Chris Campbell. **Seconded** by James Kaylor. **Yes:** Bowman, Campbell, Cartwright, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

III. PUBLIC HEARINGS:

V-22-20; Chad Fowler – Variance of Use and Development Standards.
SW corner of Urmeville Rd. and 700 E.

Staff presented findings and facts to the board and recommended approval subject to substantial compliance with the submitted Plan of Operation and site plan, and the following conditions:

1. Approval must be received from the Department of Natural Resources before issuance of an Improvement Location Permit.
2. There shall be no lighting installed.
3. There shall be no sound amplification.
4. The parking lot shall not exceed thirty-five (35) parking spaces.
5. Required perimeter landscaping shall be installed between the parking lot and the right-of-way.

Petitioner Chad Fowler (977 N. 700 E., Franklin 46131) was present to speak and address concerns. Petitioner provided **Exhibit** packet to the board members for review.

Board members asked questions and expressed concerns which were addressed by the Petitioner, Remonstrators and staff as follows:

- Q. Board member Chris Campbell inquired as to whether or not there would be somewhere that this would be allowed by right?
A. Unknown at this time, staff would need to review the ordinance to determine which zoning would allow by right.
- Q. Board member Chris Campbell asked if a ball diamond was built on your personal property and you invited people over to play would that be allowed?
A. Yes.
- Q. Board member Chris Campbell asked what would the difference between building a diamond on your personal property and inviting people over to play and this proposed variance?
A. Commercial intended use.
- Q. Board member Chris Campbell inquired as to whether or not this was a not-for-profit venture?
A. Unknown by staff.
- Q. Board member Chad Bowman inquired as to whether or not the staff's condition number five (5) could be changed to require that the landscaping be non-invasive species?
A. Yes.
- Q. Board member James Kaylor asked what would be the age range using the baseball fields?
A. Nine (9) to fifteen (15) years old.
- Q. Board member Steve Powell asked Mr. Fowler if Powerhouse was his company?
A. Yes.
- Q. Board member Steve Powell asked for confirmation that Powerhouse was a commercial venture?
A. Yes.
- Q. Board member Steve Powell asked the Petitioner for confirmation that he was leasing the property?

A. Yes.

- Q. Board member Steve Powell inquired as to why this parcel was chosen over any other parcel?

A. Petitioner said that the property owner's, Wesley Mitchell, son had played for Powerhouse and they were well acquainted through that affiliation. Mr. Mitchell informed Mr. Fowler that he had this parcel that had flooding issues but would lease it to Powerhouse. This parcel was chosen because of this friendship and convenient availability for the type of fields they wanted to have and build.

- Q. Board member Dan Cartwright inquired as to whether or not this would be a gated/secured facility?

A. No.

- Q. Board member Dan Cartwright asked if anyone would be able to go onto or play on the fields?

A. Anyone can go onto the fields and the company's insurance covers anyone and everyone on the fields at any time. However, this is not a public field it is on private property.

- Board member Dan Cartwright expressed his concerns regarding the lack of restroom facilities.

- Q. Board member Steve Powell inquired as to whether or not the Petitioner or Property Owner had any discussions with the surrounding neighbors?

A. No.

- Q. Board member Dan Cartwright asked for confirmation that there were going to be no change in elevation that would alter the current drainage?

A. No.

- Q. Board member Chad Bowman asked staff if a neighbor was to have a zoning related complaint, would they contact Planning & Zoning to make said zoning complaint?

A. Yes.

Remonstrators Mike Denney (6867 E. Urmeyville Rd., Franklin 46131) was present to express his concerns regarding the hours in the Plan of Operation, traffic, elevation and drainage, flood plain, zoning, lack of restroom facilities, safety, insurance liability and noise.

Remonstrator Ryan Rather (6615 E. Urmeyville Rd., Franklin 46131) was present to express his concerns regarding traffic, safety and nature of the area.

Remonstrator Robert Woodward (6892 E. Urmeyville Rd., Franklin 46131) was present to express his concerns regarding nature of the area, noise, property values and traffic.

Remonstrator Bernard Piotrowski (6796 E. Urmeyville Rd., Franklin 46131) was present to express his concerns regarding drainage, flood plain, nature of the area, safety, commercial venture on an agricultural parcel.

Remonstrator Laura Bordenkecher (1626 N. 700 E., Franklin 46131) was present to express his concerns regarding drainage and flood plain.

Remonstrator James Pryor (6346 E. Urmeyville Rd., Franklin 46131) was present to express his concerns regarding lack of infrastructure and traffic.

Motion: To deny V-22-20. **Moved** by Steve Powell. **Seconded** by Chris Campbell. **Yes:** Campbell, Kaylor and Powell. **No:** Bowman and Cartwright. **Motion approved 3-2.**

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V-23-20; Lucinda Hoehn – Variance of Use and Development Standards. 842 W. 750 S.

Staff presented findings and facts to the board and recommended denial of the request.

Staff presented to the board for the record an e-mail **Exhibit** that they received from Erik and Kelly Marshall in opposition of this request. An **Exhibit** packet was provided to the board members for review.

Trainer George Walker (151 W. Main Cross St., Edinburgh 46124) on behalf of the Petitioner was present to speak and address concerns.

Sarah Armstrong (1199 Hospital Rd., Lot 59, Franklin 46131) was present to speak in support of the variance request.

Peggy Nelson (4244 Sedge Ct., Zionsville 46077) was present to speak in support of the variance request.

Zachary Rocky Cooney (5523 Three Notch Rd., Nashville 47448) was present to speak in support of the variance request.

Board members asked questions and expressed concerns which were addressed by the Petitioner, Remonstrators and staff as follows:

- Q. Board member Dan Cartwright inquired as to how many dogs the Petitioner is requesting total to have either personally, boarding or for training?
A. For the kennel purpose only, the Petitioner is requesting to keep up to ten (10) dogs.
- Q. Board member Chad Bowman asked staff what their interaction has been like with the Petitioner since the zoning violation was issued?
A. Staff has been in constant communication with the Petitioner since the violation was issued and had met with her in person as well.

- Q. Board member Chad Bowman inquired as to whether or not the Petitioner understood that she was in violation?
A. Yes, she understands that she is in violation.
- Q. Board member Chad Bowman asked Mr. Walker if he was the property owner?
A. No.
- Q. Board member Chad Bowman asked Mr. Walker if he was leasing the property?
A. No, the property is allowing him to conduct the business on the property for free.
- Q. Board member Steve Powell inquired as to how long the kennel has been operating at this property location?
A. Since March of 2020.
- Q. Board member Chad Bowman inquired as to how many dogs to the property owners own?
A. Five (5).
- Q. Board member Steve Powell asked what zoning class are kennels allowed by right?
A. Heavy Commercial.
- Q. Board member Dan Cartwright asked for clarification that this variance request is only dealing with the parcel that has the kennel on it correct?
A. Yes.
- Q. Board member Dan Cartwright asked for clarification that the other parcel that the property owner owns that this variance request does not apply to is still in violation due to the number of dogs that are currently on the property?
A. Yes.
- Q. Board member James Kaylor inquired as to how many acres total were both parcels combined?
A. Ten (10).

Remonstrator Greg Waltz (778 W. 750 S., Trafalgar 46181) was present to express his concerns regarding noise, safety, property value and nature of the area. A video **Exhibit** was shown to the board members demonstrating the noise concerns.

Remonstrator Jessica Laymon (780 W. 750 S., Trafalgar 46181) was present to express her concerns regarding noise, safety, property value and nature of the area.

Remonstrator Tony Moore (773 W. 750 S., Trafalgar 46181) was present to express his concerns regarding noise.

Remonstrator Pam Miller (777 W. 750 S., Trafalgar 46181) was present to express her concerns regarding noise, nature of the area and not following rules and regulations for use in the area.

Motion: To deny V-23-20 and to adopt Staff's Findings of Fact. **Moved** by Dan Cartwright. **Seconded** by James Kaylor. **Yes:** Bowman, Campbell, Cartwright, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

Order: Petitioner has sixty (60) days to come into compliance by relocating the kennel/training business and dogs.

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V-25-20; Brandon Dye and Brittany Brown – Variance of Use. 177 Noack Rd.

Staff presented findings and facts to the board and recommended denial of the request.

Petitioners Brandon Dye and Brittany Brown (151 W. Main Cross St., Edinburgh 46124) were present to speak and address concerns. Mr. Dye advised the board that B & B Hydraulics was the name of the business that is presently located at the property and that Dye Custom Fabrications was not.

Derrick Lykins (549 Noack Rd., Greenwood 46143) was present to speak in support of the variance request.

Board members asked questions and expressed concerns which were addressed by the Petitioner, Remonstrators and staff as follows:

- Q. Board member Chad Bowman inquired as to what year the property transferred ownership?
A. June 2020.
- Q. Board member Chad Bowman inquired as to whether or not prior to the transfer were the property owners meeting the past variance requirements?
A. No, there were several of the conditions from the 1991 variance that were not being met.
- Q. Board member Chad Bowman asked what type of business the B & B Hydraulics was?
A. The business works on hydraulic hoses and other items for farmers.
- Q. Board member Chad Bowman asked the Petitioners if they would have any problems with erecting a privacy fence if the board made it a condition of their variance approval?
A. No.

- Q. Board member Steve Powell asked staff for confirmation that the original variance was approved twenty-nine (29) years ago?
A. Yes, with conditions.
- Q. Board member Steve Powell inquired as to whether or not there was any record of complaints from the time the original variance was approved until prior to this variance?
A. None.
- Q. Board member Chad Bowman inquired as to when the current complaint was received?
A. October 2020.
- Board members conducted a discussion in great detail regarding a privacy fence.

Remonstrator Natalie Trissler (6951 Acton Rd., Indianapolis 46259) was present to express her concerns regarding property lines, property value, noise, further business expansion and nature of the area.

Remonstrator Jan Johnson (101 Noack Rd., Greenwood 46143) was present to express her concerns regarding noise and nature of the area.

Motion: To approve V-25-20 to legally establish an automotive repair and fabrication business, build a six (6) foot privacy fence, hire a surveyor to plot the property lines and Petitioners Findings of Fact. **Moved** by Chris Campbell. **Seconded** by James Kaylor. **Yes:** Bowman, Campbell and Kaylor. **Recused Himself:** Cartwright. **No:** Powell. **Motion approved 3-1.**

Order: Petitioner has one-hundred and twenty (120) days to come into compliance by building the six (6) foot privacy fence.

IV. NEW BUSINESS:

Approval of 2021 Board of Zoning Appeals Meeting Calendar

Motion: To approve the 2021 Board of Zoning Appeals meeting calendar. **Moved** Dan Cartwright. **Seconded** by Steve Powell. **Yes:** Bowman, Campbell, Cartwright, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

V. ADJOURNMENT:

Chair Chad Bowman called for a motion to adjourn the meeting at 10:06 PM.

Motion: Adjourn the meeting. **Moved** by James Kaylor. **Seconded** by Chris Campbell. **Yes:** Bowman, Campbell, Cartwright, Kaylor and Powell. **No:** None. **Motion approved 5-0.**

Approved on: January 26, 2021

By:


Chad Bowman, Chairman

Attested By:


Steve Powell, Secretary

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April

How Much Impact Do Parks Have on Property Values?

March 26, 2020, Department, by John L. Crompton, Ph.D.

Finance for the Field

The Board of Commissioners of Central Park in their annual reports from 1856 through 1873 were the first to attempt to answer the question of how much impact parks have on property values.

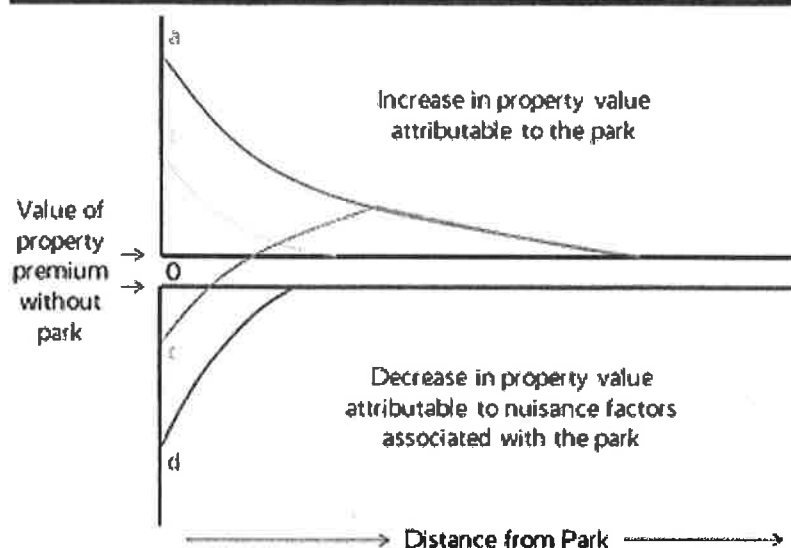
EXHIBIT

tables

C-22-20

Figure 1

A conceptual model of alternate scenarios reflecting the range of impacts that parks and related amenities may exercise on property values



Subsequently, many other studies emerged, but when viewed through today's lens, their results were naïve and unconvincing because the research tools available to them were relatively primitive.

Around the start of the new millennium, five key methodological developments ushered in a new era of sophisticated studies: (1) research models became more robust, so they could incorporate many more explanatory variables; (2) statistical tools were more sophisticated, so more of the potential factors likely to influence a property's value could be controlled; (3) multi-listing services' electronic databases became available, so sales values rather than assessed values could be used; (4) Geographic Information Systems enabled distances

between residential dwellings and parks to be measured along street networks, rather than only by straight lines; and (5) electronic mapping meant researchers no longer had to physically visit sites to measure distances and determine access, so sample sizes could be larger.

Impact of Distance from a Park on Sales Price

In a recent article in the *Journal of Leisure Research*, Sarah Nicholls, a professor in the department of business at Swansea University's School of Management, and I reviewed 33 studies published in peer-reviewed publications during the new millennium, which measured the impact of distance from a park on the sales price of a residence. The review revealed six insights, comprising:

Direction and Magnitude of Impact. In all but three of the 33 studies a positive premium emerged. The magnitude of the premium reported in each study was assigned to one of three categories: lower than 4 percent, 5 percent to 9 percent and 10 percent or higher.

Approximately the same number of premiums were classified into each category. This led us to conclude that a premium of 8 percent to 10 percent on property values abutting or fronting a passive park in urban environments is a reasonable starting point guideline for developing estimates.

In the three analyses where parks had either no significant impact on sales price or a significant negative impact, the unexpected findings were attributed to noise, congestion and reduced privacy being sufficiently disturbing to adjacent property owners that they outweighed the positive amenity value associated with being close to a park.

Range of the impact. There was reasonable consensus among the studies that parks had a substantial impact up to a distance of 500 to 600 feet. For community-sized parks measuring more than 40 acres,

the influence range tended to extend out to 2,000 feet, but after 500 feet the influence was relatively small.

Potential downsides of living adjacent to a park. A majority of studies confirmed that premiums were linear; i.e., they generally were highest for properties closest to a park and influence declined with distance. However, in some cases, homes adjacent to a park did not show the highest premium, because the value of locating next to it was outweighed by negative factors — such as congestion, street parking, litter and vandalism, noise and intrusive ballfield lights.

The impacts of different types of parks are different. Premiums were invariably more positive when properties were close to passive rather than active parks; and proximity to water areas and immediate adjacency to golf courses translated into higher premiums, while proximity to cemeteries, sometimes, resulted in negative premiums.

The size of the park matters. All else being equal, the larger the size of a park, the higher the premium is likely to be. This may be partially explained by larger parks having more buffers to insulate proximate residents from potential negative factors.

Premiums associated with multifamily or small-lot properties were higher than those accruing to single-family or large-lot properties. For many who live in single-family homes, backyards are a preferred substitute for amenities offered at public parks since they often contain items, such as playground equipment, decks, barbeque facilities, basketball hoops, etc. In contrast, those living in multifamily complexes lack such amenities and, consequently, are prepared to pay a higher percentage premium for close access to them.

Conclusions

Results from the 33 reviewed studies varied widely, because the context of each park is unique. Consequently, these generalizations should be viewed as 'points of departure,' and it should be recognized that they may not consistently apply in the context of a particular park.

Figure 1 summarizes the generalized results. It recognizes both positive and negative impacts on property values are possible. Its upper half suggests positive premiums associated with proximity and recognizes that they are likely to decline as distance from a park increases. The lower half indicates that any negative impacts are likely to be limited to properties close to a park, and these will decline more rapidly than positive impacts, as distance from the park increases — i.e., the positive curve extends for a greater distance and is likely to be flatter than the negative curve.

A large majority of studies reported results that were best characterized by the 'a' or 'b' tracks of the figure; i.e., the magnitude of the positive premium decreased with increased distance. However, there were several analyses that reflected the 'c' track, indicating that properties immediately adjacent to a park, sometimes, experienced nuisances that nullified the amenity value. Furthermore, only three of the 33 studies reported insignificant or negative impacts characterized by track 'd.'

John L. Crompton, Ph.D., is a University Distinguished Professor, Regents Professor and Presidential Professor for Teaching Excellence in the Department of Recreation, Park and Tourism Sciences at Texas A&M University and an elected Councilmember for the City of College Station.

Noted Nuisance Issues that could negatively affect property values and Resolution

1. Property Value- Attached is also a Study done by National Recreation and Park Association. I chose this study because it was one of very few to even include the negative possibilities to value of land. Many other studies showed that property value almost 100% of the time goes up or maintains the regular. I wanted to be fair and address the Nuisance possibilities that were covered on the study. Even in this study of 33 reviewed projected only 3% saw negative or regular value and those were based on nuisances we will not have.
2. Noise Level- Powerhouse is looking to only use the land for practice purposes. The diamonds will not be set up for tournament play (no diamond outfield fences, no dugouts, and no bleachers), given this set up excessive noise should not be an issue given the distance to surrounding homes. Also, aside from fans baseball and softball is a relatively quite game. The loudest ping of the bat is usually around 124 Decibels (about the same as a mower and last a fraction of a second). The average decibel off a batted ball is below 100 decibels.

Other Noise Factors –

- Bluetooth Personal Radios during practices. Program required to keep volume down to a suitable level and keep directional towards playing field.
 - Vehicle traffic- The way we schedule and stagger teams resulting in practices being in different phases of skill set and start times in different times will also result in less traffic at once.
 - Maintenance- Normal Maintenance, Mowing, Trimming, skid steer utilization during the building phase and occasionally adding fertilizer.
3. Trash, housekeeping, and overall cleanliness- Powerhouse Currently has 3 full time employees, and 5 seasonal employees that will be responsible for maintenance, trash collection and weekly cleaning scheduled walk throughs. Coaches are required to do walk through also before leaving the property checking for left behind items of trash. We have partnerships with several other programs, and all can vouch for our cleanliness and taking care of things.

Possible Trash Issues-

- Players leaving Water Bottles behind in practice. Players, Coaches and Employees all work together to form accountability for facilities we own, use and visit. Our policy is always, “Leave it better than you found it” this

property will be no exception. If players or coaches are found to be leaving a mess, they lose valuable practice time as disciplinary actions to discourage leaving a mess for someone else to pick up.

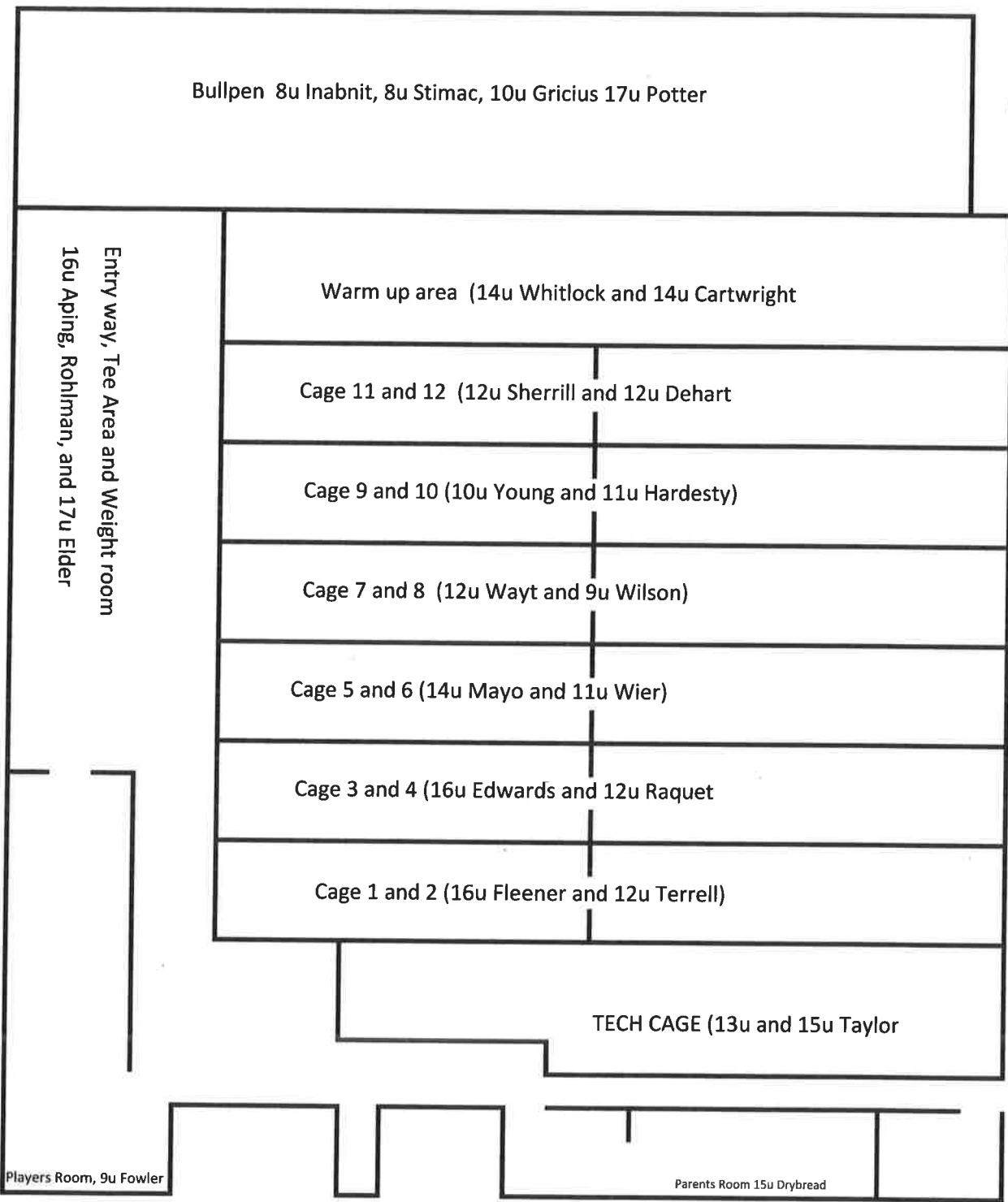
- Parents Leaving or discarding items in parking lot. Again, we hold players and coaches responsible and accountable for issues that occur during their times in facilities we own, rent or use.

Powerhouse will be utilizing its employees, players, volunteers, coaches and parents to make sure our area is clean and kept up to a high standard, no different than our indoor facility. Utilization of this land for only practices and short-term time frames. Should prevent several possible issues including trash as they are only on site for a short time.

4. Excess Traffic- Yes, this would add to traffic along this area mainly on 700 east and to the entrance and parking lot along Urmeyville Road. With 3 diamonds and a staggered start and finish with traffic would be displaced over several hours versus heavy traffic at one time. Would this add excessive traffic no, you are talking about a total max of 50 cars additional per day. Given these roads are in an agriculture area and are regularly driven on with heavy agriculture equipment they will be just fine handling the additional 50 cars per day MAX.
5. Other Nuisance Examples come as the result of many location locations that use these as tournament venues that do not apply to the use we are seeking. Like the following.
 - a. Lighting- No electricity- No lights which also prevents the amount of evening hours we could even use the fields.
 - b. Plumbing- Our practice are routinely 90 minutes. Many of the places we already use for practices do no offer restrooms or other items indoors. We will be no different. We take care of business before practices and after practices if something come up. Parents are quite versed in finding public restrooms (McDonalds, Burger king) place right off the interstate 5 minutes away. We are not running plumbing of any king to the property.
 - c. We have also eliminated to out building as we can trailer in maintenance equipment and will not have to worry about a building flooding.
 - d. We have reduced size to (1) parking lot not having greater than 35 parking spots and adding Landscaping.

Example

Powerhouse Athletics Team Cleaning List



- Duties:
- Clean Floor
 - Pick up Trash
 - Pick up Gear
 - Pick up Equipment
 - Organize
 - Empty Trash
 - Report Damages
 - Other:



Plan of Operations

Property for variance – Southwest Corner of 700E and Urmeyville Road, Franklin Indiana 46131.

Company seeking variance- Powerhouse Athletics, LLC

Use of Property Powerhouse Athletics is seeking to use the Property for athletic practices of players within our program. Practices will be for Softball and Baseball development.

Time use and hours of operation- Teams would be using diamonds for practice in the following Hours.

Maintenance of Property will be taken care of both before practice and during practices (Mowing, Cleaning, and anything needed to keep property in good quality.

Year-Round Practice Schedule

Monday to Friday

12:00pm to 9:00pm or Dark which ever would come first.

Saturday and Sunday

10:00am to 9:00pm or Dark which ever would come first.

These will be times the diamonds are available, but diamonds will not be used on a constant basis.

Volume of Property usage- There will be three diamonds on the property. One team per diamond Max, one diamond being used for High school Athletes only and will not be utilized as much as the others.

Given a two-hour practice we would stagger the teams coming in (We don this in our indoor facility as well).

Example:

4:00pm Diamond 1 Start Practice

5:00 pm Diamond 2 Starts Practice

6:00 pm Diamond 1 is done and leaving

6:15 pm Diamond 1 (Team 2) coming in.

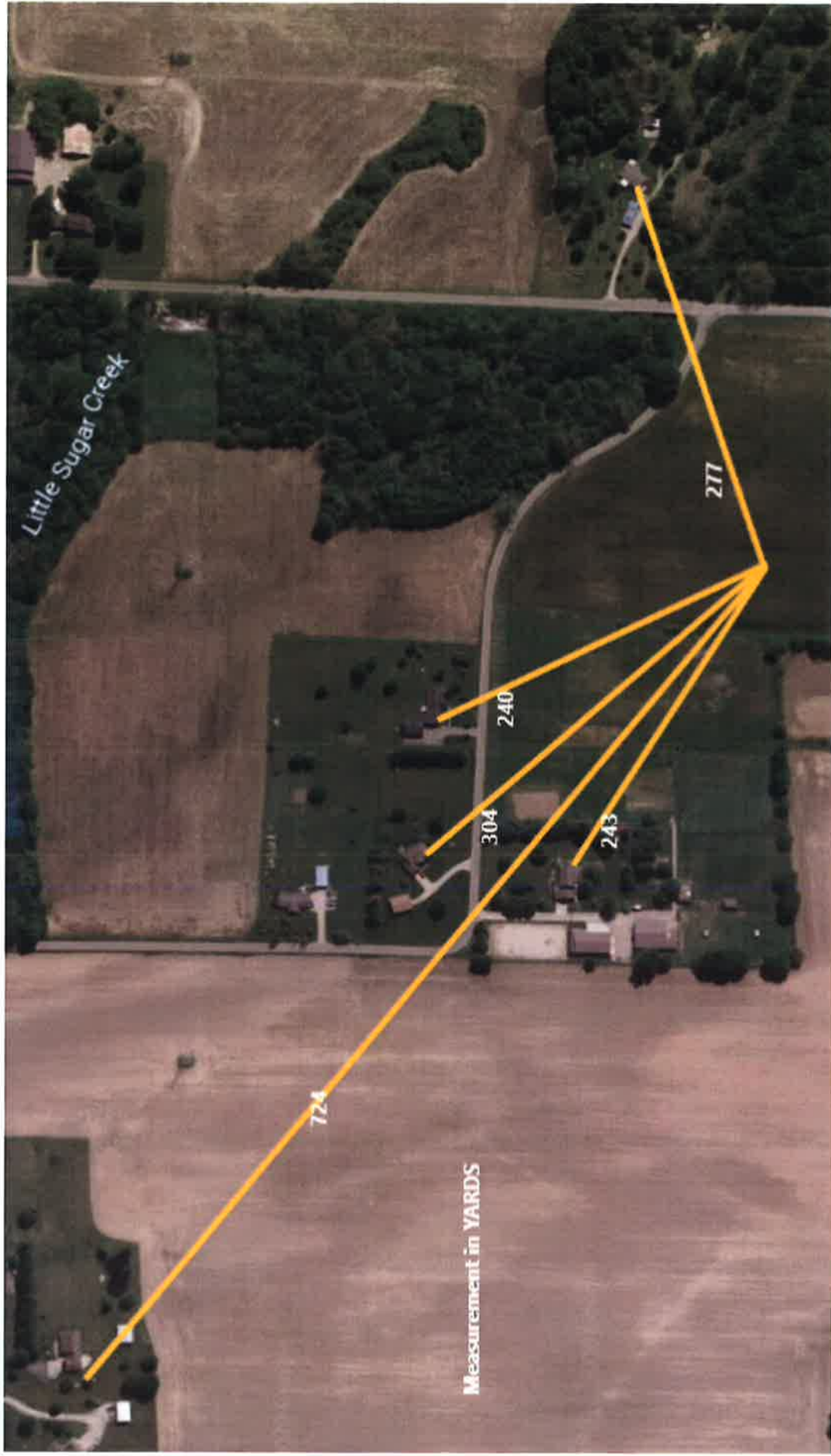
This way average traffic should be around 20-30 vehicles on location at a time.

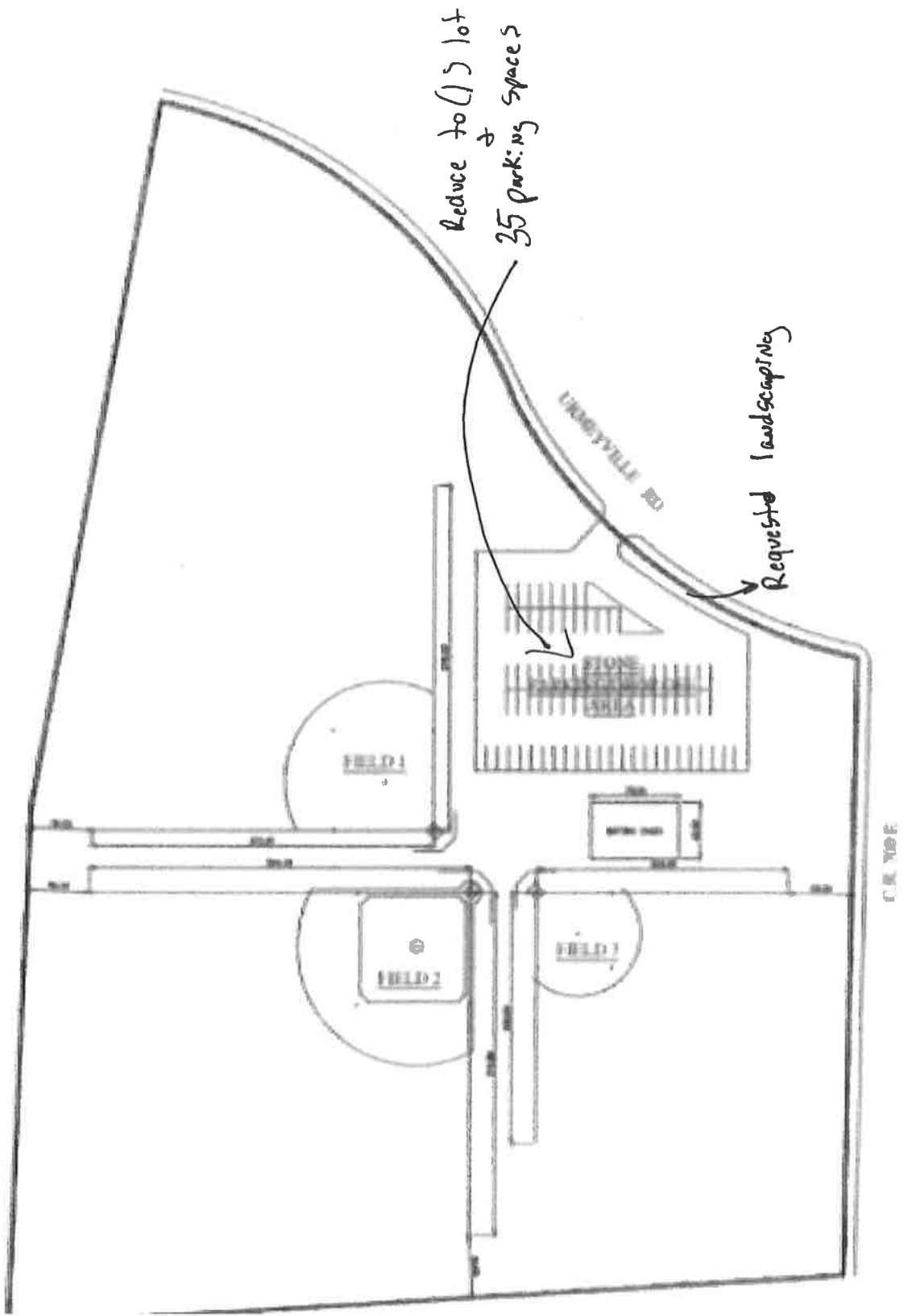
Many Parents only drop off their kids and then go to local stores or Downtown to shop until practice is over. Again, our goal is to reduce heavy traffic at one time.

Thank you

Chad Fowler

A handwritten signature in cursive script that reads 'Chad Fowler'.





December 23, 2020

Dear Johnson County Board of Zoning Appeals,

I write this letter in support of the proposed variance requested by Chad Fowler (V-22-20). I would be in attendance personally, but I am currently recovering from the Coronavirus and believe it to be in the best interest of the public health to avoid gatherings at this time.

I would first like to make it known that I am a big proponent of property rights for the owners of this parcel of land. I have never paid one cent of taxes on this property, therefore I believe I have absolutely no say in the safe and lawful use of said land. If Mr. Fowler and the current landowner have reached an agreement on the use of this land, then far be it from me to hinder them in their private business.

Secondly, I received a letter from a Ms. Cathy Schwarzkopf regarding this Variance Request in which she voiced concerns about property values, excessive traffic, noise levels, and trash as specific issues that should be of concern to those of us who live in this area. While I can appreciate her forethought, and understand why she believes these issues have the potential to become problematic in the future, I must respectfully disagree in that her concerns may not be as problematic as originally thought. In today's housing market a seller can nearly name their price. I was shocked at the number of offers we received above asking price when we sold our house this past July. It's going to take more than a couple of baseball fields to have any effect on the property values in this area. Excessive traffic could be a concern, but given the high number of vehicles, many of which are large agricultural implements and tractor/trailers, already traveling these sections of roads I cannot imagine a few extra parents taking their kids to baseball practice putting an unsustainable burden on the roads. In regard to noise, I'm not sure the normal yelling and cheering that occurs during a typical baseball practice could carry for more than a hundred yards or so, and given that no electric power is being installed on the project that would prevent Public Address systems as well. Trash was listed as a concern, but I wonder to what degree it can actually be a problem. On the property itself one must assume it will be mowed on a very regular schedule, therefore any accumulated trash must be cleaned up at least by then if not before. On our roadways we already have a fair amount of litter from our normal residential traffic, so if we can't prevent our own neighbors from trashing up our roads how can we honestly list that as a new problem?

Thirdly, this project has the ability to be completely undone with extreme ease. I could not imagine it would take more than 2 days to scoop up the majority of the gravel, pull the post and fence, and plow over everything that had been done. The right contractor would probably have the project done in one day. I say that to say this: There is nothing about this proposal that incorporates a major change of land topography or changes in the watershed in any significant way. Any changes made can be easily changed back with a net zero effect on long term usability of the property for agricultural purposes if the parties agree to do so.

Lastly, and perhaps most importantly, is the overall benefit that youth sports has on children of all ages. Untold numbers of studies are available through a simple Google search showing the physical, social, mental, and emotional health benefits that participation in youth sporting programs provide these youngsters and to knowingly and purposefully prevent that because of a gravel parking spot or a random Gatorade bottle is quite honestly inconceivable.

Thank you for your consideration in allowing this variance. I believe it is the correct thing to do and hope you vote accordingly.

Sincerely,



Wyatt Jones
1508 N 700 E
Franklin, IN 46131

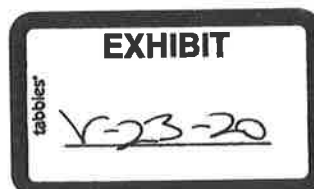
Hansard Michele - Planning & Zoning

From: Kelly Marshall <kellymarshall31@gmail.com>
Sent: Tuesday, December 29, 2020 3:32 PM
To: Planning & Zoning
Cc: Hansard Michele - Planning & Zoning
Subject: Petition Number V-23-20, Lucinda Hoehn

To Whom It May Concern,

We would like to express our concern for the potential dog training facility and kennel at the property of Lucinda Hoehn. She currently has multiple dogs in cages and her property is in disarray. Our driveway, along with our other neighbors' drive, passes right by her property. These dogs currently bark a great deal and the amount of disarray, random buildings, and cages is already disheartening. We feel as if allowing her to have a kennel there and more dogs in cages would be detrimental to the value of our properties as well as an even greater aesthetic issue.

Thank you,
Erik and Kelly Marshall
770 W 750 S., Trafalgar, IN
317-460-5940









Services
6h · ⚙️

Sunday Is My Favorite Day Of The Week, We Have 6 Dog Training Classes



 Write a comment...  





Rescue dogs that we have taken in since March. All but two have been successfully adopted













December 21, 2020

To Whom It May Concern,

The Shelbyville/Shelby County Animal Shelter has partnered with Mr. George Walker starting back in December 2019. At that time, a German Shepherd was relinquished to our animal shelter. The dog was previously owned by a family that was non English speaking and some of the staff and volunteers at the shelter were struggling with trying to connect with the dog after six months of time. Through social media, we put out a plea for help and help arrived. It was George Walker. George made many trips to our shelter so that he could gain the trust of the dog named Jeff. The shelter realized that George's experience in dog training was exactly what Jeff needed and what the shelter needed. It was incredible to watch Jeff bond with his handler and actually cry when he left. George put in a lot of time with Jeff until he was ready to take him on full-time. The transition was amazing and we knew how much knowledge and experience George had just from witnessing the transformation that Jeff made.

Next came Emma, a stray Shepherd mix who had been hit by a car and abandoned. We watched her blossom into a loving companion. Then Ozzie, who again needed training.

It doesn't stop with these dogs that needed help, George also reaches out to anyone who adopts from an Animal Shelter and offers training for either free or a very reduced rate. George's goal is that an adopted pet doesn't need to be returned to an Animal Shelter just because it needs some training. George is very professional when at our shelter, and I have witnessed people looking to adopt and turn to him with many questions and advice in regards to their untrained pet. He is kind, patient and knowledgeable and the Shelbyville/Shelby County Animal Shelter is blessed to work with him and we highly recommend George.

If you have any questions regarding Mr. Walker, please feel free to call us at 317-392-5127 or email me anytime at cbrowder@cityofshelbyvillein.com.

Thank you for your time,

**Christiana Browder
Administrative Assistant
705 Hale Road
Shelbyville, IN 46176**