

Johnson County Board of Zoning Appeals

July 25, 2023 Meeting Minutes

The Johnson County Board of Zoning Appeals met on Tuesday, July 25, 2023 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 7:03 PM by Secretary Charlie Canary.

I. ROLL CALL:

Present: Chad Bowman, Charlie Canary, Paul Clodfelter (Alternate), Steve Powell, Attorney Jacob Bowman (Legal Counsel - not voting), Michele Hansard (Director - not voting), and Angela Olson (Recording Secretary – not voting).

Absent: Chris Campbell and James Kaylor

II. APPROVAL OF MEETING MINUTES:

Secretary Charlie Canary called for a motion to approve the June 27, 2023 Board of Zoning Appeals meeting minutes.

Motion: Approval of June 27, 2023 Board of Zoning Appeals meeting minutes. **Moved** by Paul Clodfelter. **Seconded** by Steve Powell. **Yes:** Bowman, Canary, Clodfelter and Powell. **No:** None. **Motion approved 4-0.**

III. PUBLIC HEARINGS:

**V-6-23; Center Grove High School – Variance of Developmental Standards Request.
2717 S. Morgantown Rd.**

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

Project Executive Dennis Bane and Project Architect Cheryl Sydzyik with Fanning Howey Associates (350 E. New York St., Ste. 300, Indianapolis 46204) on behalf of Petitioner and Assistant Superintendent Dr. William Long with Center Grove Community School Corporation (2717 S. Morgantown Rd., Greenwood 46143) were present to speak and address questions and/or concerns.

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 whether or not it was impossible to utilize a basement in that location?

A. A basement would not utilize day light for classrooms. Further, staff advised that the soil is not conducive in that area for basement.

- Q. Board member Steve Powell asked the Remonstrator Wendy Coy for clarification on where she resided?

A. Ms. Coy illustrated where she resided.

Remonstrator Wendy Coy (4633 W. Stones Crossing Rd., Greenwood 46143) was present to express her concerns regarding future height growth of the school and traffic.

Remonstrator Sally Peacock (820 Lawson Ct., Greenwood 46142) was present to express her concerns regarding future height growth.

Motion: To approve V-6-23 to allow for the construction of building addition with a height of fifty (50) feet and Petitioner's Findings of Facts. **Moved** by Steve Powell. **Seconded** by Paul Clodfelter. **Yes:** Bowman, Canary, Clodfelter and Powell. **No:** None. **Motion approved 4-0.**

**V-7-23; Sean Fagan – Variance of Use and Development Standards Request.
3007 E. 300 N.**

Staff presented findings and facts to the board and recommended approval of these requests.

Staff provided the board members with an **Exhibit** letter from John and Linda Norton in objection to these requests and an e-mail from Tony DiPilla in support of this request.

Attorney Ellen Fredbeck-Ramirez with Deppe Fredbeck & Yount (9 E. Court St., Franklin 46131) on behalf of Petitioner was present to speak and address questions and/or concerns.

Petitioner Sean Fagan (3007 E. 300 N., Franklin 46131) was present to speak and address questions and/or concerns.

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

- Q. Board member Paul Clodfelter referred the letter of support that was received from Tony DiPilla and staff if they could identify where Mr. DiPilla resides?

A. Staff illustrated where Tony DiPilla resides.

- Q. Board member Steve Powell reiterated the Plan of Operations and inquired as to whether or not, as a neighbor, if would be able to notice any changes or anything different?

A. No.

- Q. Board member Steve Powell asked if this variance request was granted and in the future if the business were to grow and more employees and business practices were added would the Petitioner be in violation?

A. Yes.

- Q. Board member Steve Powell asked Remonstrator Beavins where she resided?
A. Ms. Beavins illustrated where she resides.
- Q. Board member Steve Powell asked for clarification that the Petitioner went through a variance hearing and received approval for size variance?
A. Yes.
- Q. Board member Charlie Canary inquired as to whether or not the pole barn structure meet the ordinance set back requirements?
A. Yes.
- Q. Board member Steve Powell asked for clarification that if a member of the community had a concern that the Plan of Operation was not being followed could they contact the county and file a complaint?
A. Yes.
- Q. Board member Chad Bowman asked staff if the property owner were to build an enclosed walkway between the residence and the pole barn this variance would not be required?
A. Yes.

Remonstrator Jill Beavins (2989 E. 300 N., Franklin 46131) was present to express her concerns regarding neighbor's malicious intent and/or misleading of facts, landscaping, change in the nature of the area and setting future precedents. Ms. Beavins provide documentation **Exhibits** to the board members.

Remonstrator Adam Yount (2095 S. Nineveh Rd., Franklin 46131) was present to express his concerns regarding malicious intent and/or misleading of facts.

Motion: To approve V-7-23 to allow for a woodworking shop for custom furniture and to waive parking and landscaping requirements for commercial uses and Petitioner's Findings of Facts. **Moved** by Charlie Canary. **Seconded** by Paul Clodfelter. **Yes:** Canary and Clodfelter. **No:** Bowman and Powell. **Motion approved 2-2.**

This matter has been continued to the August 29, 2023 Board of Zoning Appeals meeting.

**SP-3-23; JSP Investment, LLC – Special Exception Request.
4976 and 4978 W. Smith Valley Rd.**

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

Staff provided the board members with an **Exhibit** letter from Christine Heath in objection to this request.

Attorney Pat Rooney (1638 Shelby St., Ste. 101, Indianapolis 46203) on behalf of Petitioner was present to speak and address questions and/or concerns.

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

- Q. Board member Steve Powell referred to pages 29 and 30 of the staff report and inquired as to when the photographs were taken?
A. November 2022.
- Q. Board member Steve Powell inquired as to whether or not anything has changed since the photos were taken in November 2022?
A. The use has changed. Staff believes that the use that was there is no longer there. No cars were seen on-site.
- Q. Board member Charlie Canary asked for confirmation on whether the landscape buffer was twenty (20) feet wide? Further, is there a landscape height requirement?
A. The landscape buffer is twenty (20) feet wide. The requirement is two (2) rows of trees within that twenty (20) feet but there is no height requirement.
- Q. Board member Chad Bowman inquired as to how many gas stations are there in White River in the area of Smokey Row Road and County Line Road?
A. At least six (6).
- Q. Board member Steve Powell asked the Petitioner to tell the board about the JSR Investment company and about some of the past investments they have had? Further, if they have owned this type of company before.
A. Family company. Yes, there are gas stations in Shelbyville and Indianapolis.
- Q. Board member Steve Powell asked the Petitioner if the company currently owns the property.
A. No, they are under contract to purchase the property if this request is granted.
- Q. Board member Paul Clodfelter if the existing gas stations were in a franchise? Further, what would this purposed gas station be.
A. One is a BP and the other is a Shell. However, both are not franchise but owner operated. The proposed gas station would be a BP.
- Q. Board member Charlie Canary asked for clarification that all of the conditions had been met other than the traffic study because the company currently did not own the property?
A. Yes, because traffic studies are very expensive. They would request that it be made a condition before issuing of permit if this request is granted.

- Q. Board member Chad Bowman inquired as to whether or not Smith Valley Road was going to be widen in the future?
A. Yes.
- Q. Board member Paul Clodfelter inquired as to whether or not they are going to widen Morgantown Road and add a roundabout?
A. Yes.
- Q. Board member Chad Bowman asked if that B-1 property was there before the residences?
A. Yes.

Remonstrators Randy and Michelle Moonshower (4970 Onslow Ct., Greenwood 46142) were present to express their concerns change in the nature of the area and lighting. Ms. Moonshower provided photographs to the board members to view but they were not provided to the staff as exhibits.

Remonstrator Pam Berzins (4969 Onslow Ct., Greenwood 46142) was present to express her concerns regarding changes in the nature of the area, health conditions, safety and property values.

Remonstrator David Berzins (4969 Onslow Ct., Greenwood 46142) was present to express his concerns regarding trash, safety and health.

Remonstrator Sally Peacock (820 Lawson Ct., Greenwood 46142) was present to express her concerns change in the nature of the area.

Remonstrator George Cornett (4933 W. Smith Valley Rd., Greenwood 46143) was present to express his concerns regarding keeping with the comprehensive plans for the area and traffic.

Motion: To deny SP-3-23 to allow for an auto service use, mores specifically a fueling station, in the B-1 Zoning District and staff's Findings of Facts. **Moved** by Steve Powell. **Seconded** by Paul Clodfelter. **Yes:** Bowman, Canary, Clodfelter and Powell. **No:** None. **Motion approved 4-0.**

IV. OLD BUSINESS:

Approval of Findings of Facts for V-4-23, Michael and Lynn Patton, 4703 S. 537 E.

Motion: To adopt staff's Findings of Facts for V-4-23. **Moved** by Charlie Canary. **Seconded** by Chad Bowman. **Yes:** Bowman, Canary, Clodfelter and Powell. **No:** None. **Motion approved 4-0.**

V. ADJOURNMENT:

Secretary Charlie Canary called for a motion to adjourn the meeting at 8:58 PM.

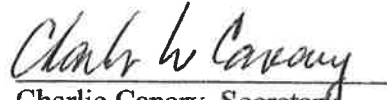
Motion: Adjourn the meeting. **Moved** by Paul Clodfelter. **Seconded** by Charlie Canary. **Yes:** Bowman, Canary, Clodfelter and Powell. **No:** None. **Motion approved 4-0.**

Approved on: August 29, 2023

By:


Chris Campbell, Chairman

Attested By:


Charlie Canary, Secretary

July 24, 2023

To: Johnson County Board of Zoning Appeals

From: Crystal Spring Farm

Dear Members of the Zoning Appeals Board,

We are writing you concerning the variance requested by Mr. Fagan which is on your agenda the evening of July 25, 2023. We wondered why we did not receive notification since we are 2 properties away, but we know a little about the variance request since talking with Dr. Jill Bevins, Mr. Fagan's neighbor. We will be unable to attend the meeting but wanted to share our thoughts regarding the proposal.

We certainly sympathize with Dr. Bevins' concerns regarding the managing of the sawdust generated in a woodworking business and exception for no landscaping buffer. Another major question arises with who will monitor and inspect the business on a regular basis to ensure all of the permit rules and any agreed upon limitations are being followed.

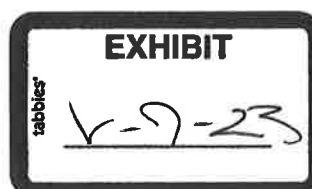
We feel that by granting this variance, you are opening yourselves to many more requests that you will have to approve having set this precedent. This would also lead to added workload for the staff's inspection follow-up. It is inappropriate to take away the rural lifestyle that the neighboring homeowners sought in building along 300N in order to accommodate one person's business plan.

Place yourselves in the neighbors' situation this evening as you cast your vote.

Sincerely,

John and Linda Norton

Crystal Spring Farm



Hansard Michele - Planning & Zoning

From: Tony Di Pilla <adipilla@sbcglobal.net>
Sent: Thursday, July 13, 2023 10:23 PM
To: Hansard Michele - Planning & Zoning
Cc: sean@martellandco.com
Subject: Comments to Petition V-7-23

July 13, 2023

Michele,

I am a neighbor of Sean Fagan, who has Petition V-7-23 being reviewed on July 25th. I have received the notice of public hearing and understand the two variances that are requested. I would like to state that I am for the passage of both of these variances.

I do not see how the first variance for the wood working shop will cause a negative impact to the neighbors. The business is a single person operation and would have the same impact if the shop was utilized as a wood working shop for a personal hobby. The number of deliveries to the shop will be minimal and will be a standard straight trucks. No semi traffic is expected.

The need to meet a parking lot requirement could easily be waived since there is only one person utilizing the shop and he already resides at the property. There is ample parking in the current residence. For the landscaping; the building is built to compliment the residence. The residence is landscaped and well maintained. I do not have any doubt that the outbuilding will also reflect this curb appeal and be well maintained.

Again, I am in favor of accepting both variance requests on V-7-23

Could you kindly reply to confirm that you received this communication?

Regards

Anthony Di Pilla
2658 Hurricane Rd
Franklin, IN 46131

adipilla@sbcglobal.net
317-946-6570

BZA Meeting, July 25, 2023, Fagan Use Variance

The Zoning Ordinance of Johnson County, IN, pp. 1-228, adopted Feb 19, 2002, last amended December 6, 2021

Use Variance Standards/Requirements to be met for Use Variance Approval:

- a. The approval **will not be injurious** to the public health, safety, morals and general welfare of the community;
- b. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;**
- c. **The need for the variance arises from some condition peculiar to the property involved;**
- d. The strict application of the **terms of the Zoning Ordinance** will constitute an **unnecessary hardship** if applied to the property for which variance is sought; and
- e. The approval does not interfere substantially with the **Comprehensive Plan**.

Mr. Fagan's request does not satisfy these requirements;

- It is detrimental to surrounding property value
- There is no "peculiar condition" of his property that creates the need for the variance
- It does not create unnecessary hardship. **Mr. Fagan has historically operated his business elsewhere.**
- It does interfere with the County's comprehensive plan, by creating a **dangerous precedent to allow manufacturing/light industrial business operation on residential land**, in an area with high end custom housing



Per the "Home Occupations" section of the "Regulations Applicable to Specific Uses"

B. HOME OCCUPATIONS

A home occupation shall comply with the following:

1. The home occupation shall be carried on by a member of the family residing in the dwelling unit with not more than one (1) employee who is not a part of the family.
2. The home occupation shall be carried on wholly within the principal structure and shall be clearly incidental and subordinate to its use for residential purposes by its occupants. No more than twenty-five (25) percent of the gross floor area of any dwelling unit shall be used for a home occupation.
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation. Signage shall be prohibited.

Ordinance Johnson County

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Adoption Date: February 19, 2002

4. Levels of noise, vibration, smoke, dust, electrical disturbance, odors, heat or glare in amounts greater than those normally associated with domestic use shall not be produced.
5. No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive or other restrictive materials shall be used or stored on the site in amounts greater than those normally associated with domestic use.
6. Vehicles associated with the home occupation shall be limited to the following:
 - a. Not more than one (1) vehicle shall be used for the purposes of the home occupation.
 - b. Such vehicle shall not be any commercially licensed vehicle larger than a one (1) ton truck.
7. No traffic, including deliveries and/or pickups of goods, shall be generated by such use in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this Ordinance.

Mr. Fagan's request fails on several fronts:

- The use is not "incidental and subordinate to its use for residential purposes"
- This is an INDUSTRIAL use, for furniture and cabinet manufacture
- **There will be visible evidence of the conduct of such manufacturing business**
- There will be levels of noise, dust, vibration and fumes that far exceed any normal residential use
- There will be toxic, flammable, combustible, explosive and known carcinogenic materials in use/generated in amounts FAR GREATER THAN routine domestic use.
- There will be additional traffic, including deliveries and pick up of goods greater than current residential amounts

Sawdust/wood dust are KNOWN HUMAN CARCINOGENS, are COMBUSTIBLE and an EXPLOSION RISK.

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WOOD DUST

5. Evaluation Go to (v)

There is **sufficient evidence in humans** for the carcinogenicity of wood dust. Wood dust causes cancer of the nasal cavity and paranasal sinuses and of the nasopharynx.

There is **inadequate evidence in experimental animals** for the carcinogenicity of wood dust.

Wood dust is carcinogenic to humans (Group 1).

Mr. Fagan will need a significant dust mitigation and ventilation system, as well as storage for the significant amounts of sawdust generated. It is disingenuous to think that all such storage and dust mitigation systems will be entirely contained within his barn, or are fully defined at this time.

- **To prevent a combustible dust explosion**, DO NOT allow wood dust to accumulate, including on ledges, ceiling beams, light fixtures, hidden areas, etc.

- Use an appropriately designed **industrial ventilation system**, including local ventilation exhaust and the use of high efficiency particulate (HEPA) filters. The design of the ventilation system will depend on the equipment being used (sanders, shapers, routers, saws, etc.)
- Use on tool extraction systems

Mr. Fagan will be utilizing **various stains, sealants, and chemicals** in the production of furniture and cabinet manufacture and will create noxious fumes.

Mr. Fagan falsified his original permit for size variance, stating it was for “storage of lawn equipment”, and a “shell only” which was **disingenuous**

- Once the “shell” was completed, Mr. Fagan was at the limit of his permitted construction. Despite this, he charged forward **far beyond the scope of his original permit**, and set a power meter, trenched in gas and water lines, internally framed, insulated, and stubbed in for HVAC.
- Mr. Fagan has steadily marched forward with “building his business” on residentially zoned property, and this has clearly been his plan all along
- Mr. Fagan has chosen **to misrepresent himself and his intentions throughout the entire permitting and building process**, so I take no stock in any reassurances Mr. Fagan may give about the nature of what his business will be like, whether there will be employees on site, trucks in and out, dumpsters or dust containment systems that spill out beyond the 4 walls of his barn.
- Mr. Fagan stated he **would ensure there were no watershed issues nor impact to my property**, yet he has failed to do so. He let his barn sit for almost 6 months with no gutters, and no finish grade, with bare dirt all the way up to my property lines
 - Every time it rained, sheets of water poured onto my property from this barn
 - A portion of the stone on my driveway washed out.
 - 6 of my Norway Spruce trees stood in inches of water every time it rained for months.
 - Mr. Fagan stated he would bury all downspouts and run them north, away from my property, which has not, and will not happen

Mr. Fagan has misrepresented himself to the County as well as his neighbors throughout the entire permitting and building process. He has proceeded with his plan to build his business on his residential home site, and is now begging forgiveness and asking for permission.

Mr. Fagan will be running a furniture and cabinet manufacturing business, which is a **LIGHT INDUSTRIAL USE. The county requires a 30 ft LANDSCAPE BUFFER ZONE for industrial uses**, and Mr. Fagan has not even allowed for an adequate setback to accommodate this. So, he has asked for a variance on this as well, which is the only small potential protection and consideration for his neighbors, which he is also asking be waved.

b. **Industrial Uses**

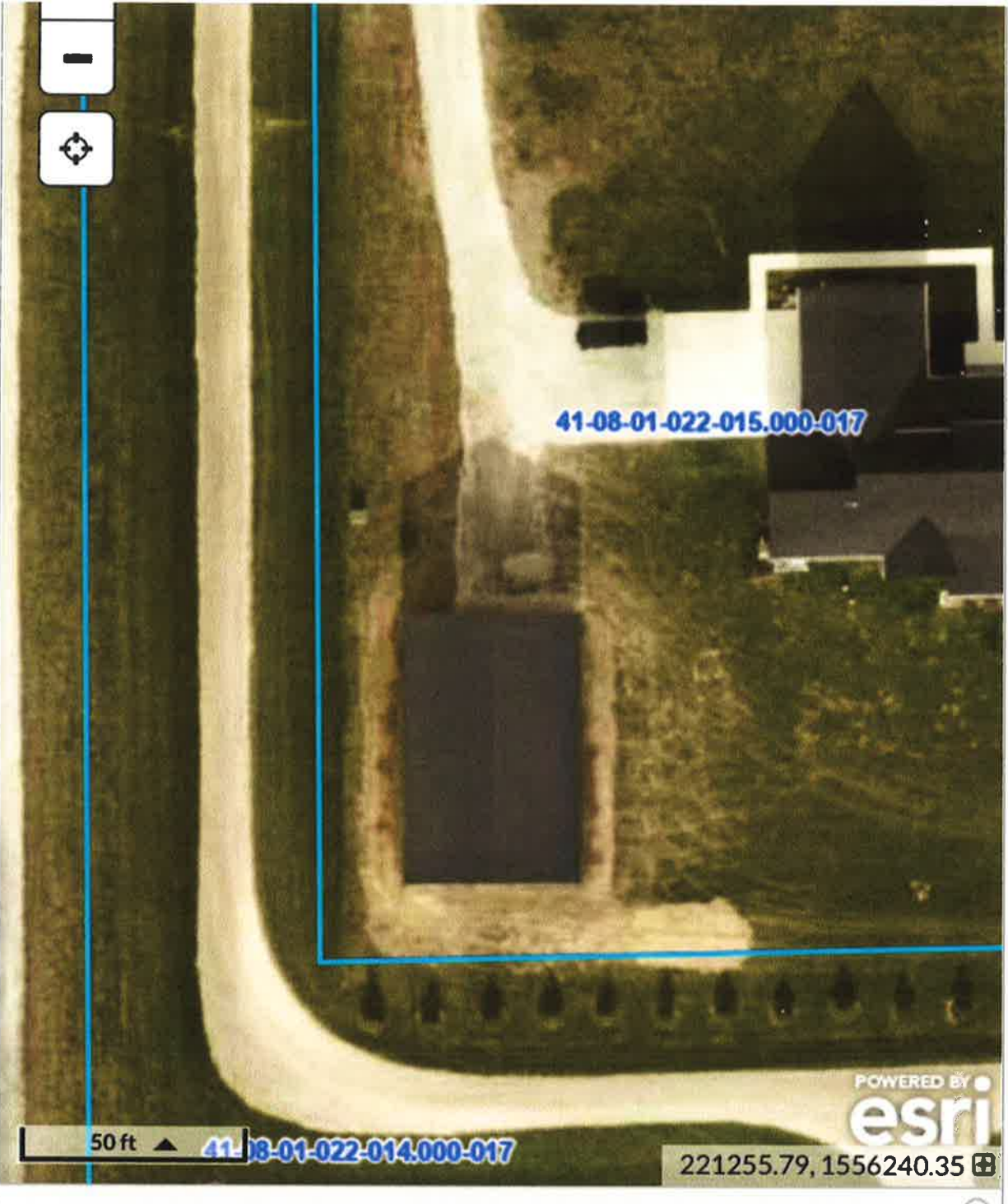
Where an industrial use abuts a residential district or use, a landscape buffer thirty (30) feet in width shall be provided. Within the buffer, the following requirements shall be provided along the entire length of the buffer:

- i. a tree screen, consisting of two staggered rows of 30% deciduous, 70% evergreen trees, with individual trees to be at least eight (8) feet in height at planting and spaced no more than fifteen (15) feet apart.
- ii. shrubs of a non-deciduous species, planted in staggered rows, with individual shrubs to be at least two (2) feet in height at planting and spaced no more than six (6) feet apart.







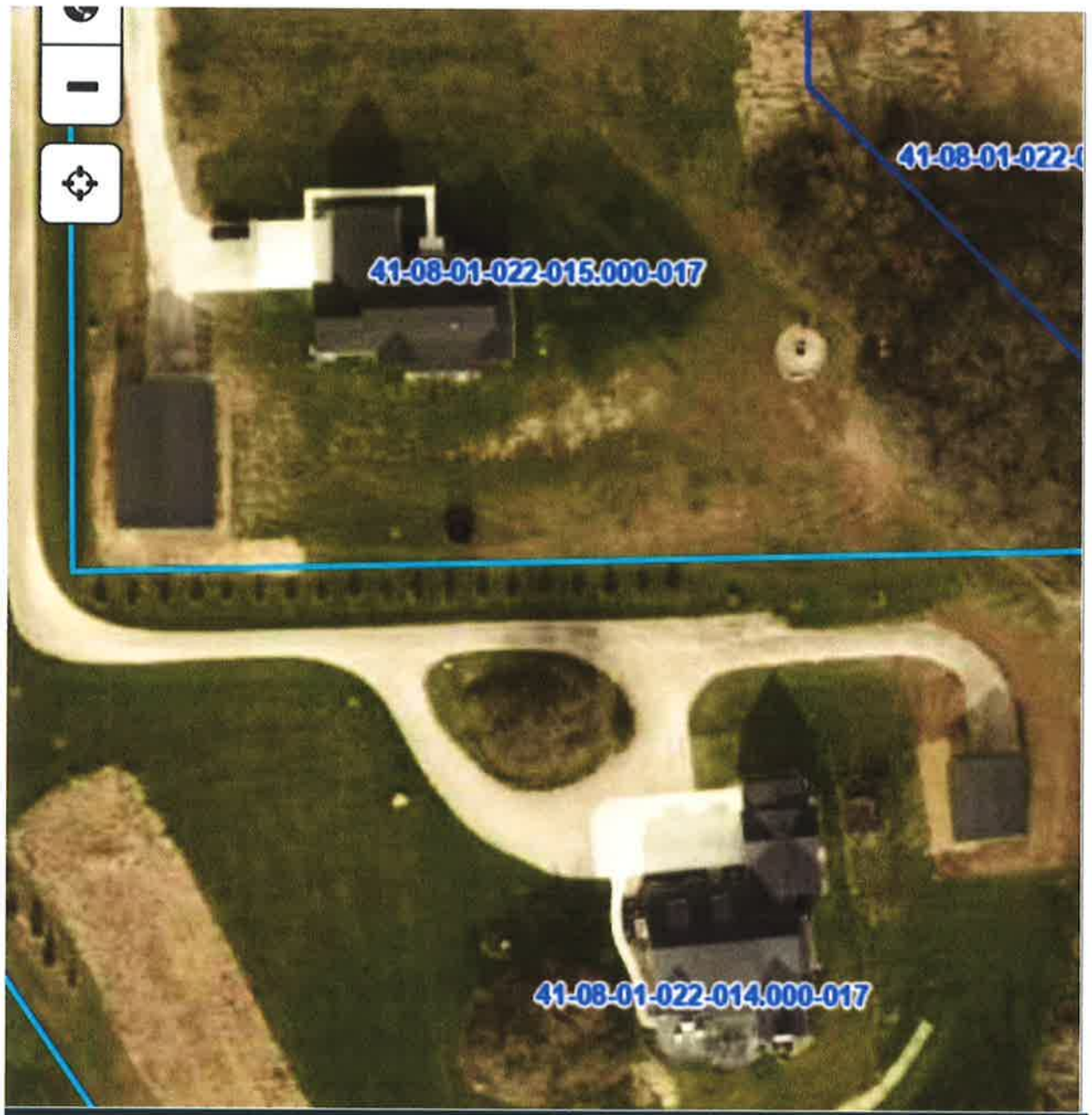


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Where Does All That Sawdust Go?

April 19, 2019

"I just LOVE that smell!" and "How do you keep this place so CLEAN?" are two statements we hear all the time from clients who tour our cabinet shop. What smell are they referring to, you ask? The smell of wood, of course! But what actually makes that smell is the cutting and sanding of said wood, which produces A LOT of sawdust! So how DO we keep the shop so clean? When we built our new shop in 2015 we knew we wanted to invest in a state-of-the-art dust collection system and paint room (more on that in another post). Our employees are like family so it's important to us to provide a clean, safe, and healthy environment for them to spend their days. It also makes for a more efficient and safe shop.

Dust Collection System

Every tool we have, from the shapers to the large plywood saw are permanently ducted to a central dust collection system which runs throughout the shop, terminating in an explosion proof dust room which is only accessed from the exterior of the building. This is Important because sawdust is highly flammable – as much as we don't want this stuff in the air that we breathe or lying around the floor of the shop, for fire safety reasons, we also don't want it being accumulated and stored within the shop. We collect the sawdust in three large modules. Each module is connected to a 55 gallon industrial strength plastic bag. When the bags are full, we tie them off and store them in a metal sea container located outside the shop.



Why is wood dust a health concern?

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Exposure to wood dust has been associated with health issues due to the natural chemicals in wood or substances in the wood, such as bacteria, moulds, or fungi.

Wood dust is considered carcinogenic to humans (Group 1) according to the International Agency for Research on Cancer (IARC). IARC states that wood dust causes cancer of the nasal cavity (nose area) and paranasal sinuses (spaces in and around the nasal cavity) and of the nasopharynx (upper part of the throat, behind the nose).

Wood dust is also associated with toxic effects, irritation of the eyes, nose and throat, dermatitis, and respiratory system effects which include decreased lung capacity and allergic reactions.

NOTE: This document focuses on the health concerns associated with wood dust from untreated wood. Wood dust is also a safety concern because it can cause a fire or explosion. Please see the OSH Answers on [Combustible Dusts](#) for more information.

What activities are likely to produce wood dust?

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Wood dust is created during all stages of wood processing such as sawing, routing, sanding and other operations. Workers can also be exposed when the dust becomes airborne such as when removing dust from furniture, maintenance activities, or when cleaning equipment (e.g., emptying the bag from a dust extraction system or vacuum).

What are examples of the health issues associated with wood dust?

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Irritation, coughing or sneezing are caused by the dust itself. Exposure to excessive amounts of wood dust may irritate the eyes, nose, and throat. Workers may also experience shortness of breath, dryness and sore throat, conjunctivitis (inflammation of the mucous membranes of the eye), and rhinitis (runny nose).

[Dermatitis](#) is common and may be caused by the chemicals in the wood. For dermatitis, the skin may become red, itchy, dry, or blister. [Allergic contact dermatitis](#) may also develop.

Respiratory system effects include decreased lung capacity, and allergic reactions in the lungs such as hypersensitivity pneumonitis (inflammation of the walls of the air sacs and small airways), and [occupational asthma](#). Hypersensitivity pneumonitis may develop within hours or days following exposure and is often confused with cold or flu symptoms because it begins with headaches, chills, sweating, nausea, breathlessness, etc. Tightness of the chest and breathlessness can be severe, and the condition can worsen with continued exposure. Some hypersensitivity pneumonitis conditions may be caused by moulds that grow on the wood (and not by the wood itself). Occupational asthma may also develop. Western red cedar is a wood that has a clear association with the development of asthma.

1.2.2 Levels of occupational exposure

The highest exposures to wood dust have generally been reported in wood furniture and cabinet manufacture, especially during machine-sanding and similar operations (with wood dust levels frequently above 5 mg/m^3). Exposure levels above 1 mg/m^3 have also been measured in the finishing departments of plywood and particle-board mills, where wood is sawn and sanded, and in the workroom air of sawmills and planer mills near chippers, saws, and planers. Exposure to wood dust also occurs among workers in joinery shops, window and door manufacture, wooden boat manufacture, installation and refinishing of wood floors, pattern and model making, pulp and paper manufacture, construction carpentry, and logging. Measurements are generally available only since the 1970s, and exposures may have been higher in the past because of less efficient (or non-existent) local exhaust ventilation or other measures to control dust (IARC, 1995).

Woodworking machines have increased greatly in efficiency since the industrial revolution, and the increased speed of production has resulted in the generation of more dust. The increased efficiency may also result in exposure to finer wood dust particles than in the past, because smoother surfaces can be produced, and because saws and bits may retain their sharpness for longer. The introduction of engineering controls in some industries in some parts of the world, especially since the 1950s, has, however, reduced the exposure of workers considerably. Unfortunately, engineering controls, even if properly maintained, are not always effective, and the dust generated by hand-held power tools, particularly sanders, is much more difficult to control (IARC, 1995).

Studies published since the previous IARC Monograph reporting wood dust concentrations are presented in Table 1.3.

What Is Light Industrial Zoning?

Light industrial zoning includes manufacturing practices and spaces that don't use capital-intensive machinery or production equipment.

Activities in light industrial zones are generally more consumer-focused than heavy industry, producing products for end-users rather than as intermediaries for uses in other industries.

For example, a light manufacturing plant might make toys; a heavy manufacturing plant might make a specific part or material that the toy company needs to put inside the toys, or they may generate the power that fuels the toy factor.

Examples of light industrial uses include but are not limited to:

- Small scale construction shops
- Factories making food products and other fast-moving consumer goods
- Solar energy facilities
- Electronics factories

Hansard Michele - Planning & Zoning

From: Christine Heath <cmbeasley89@gmail.com>
Sent: Monday, July 24, 2023 3:09 PM
To: Hansard Michele - Planning & Zoning
Subject: Petition # SP2-23

Good Afternoon,

I am emailing to voice my concerns in regards to the fueling station in the B-1 Zoning District. I live in the Sheffield Park neighborhood, specifically on Onslow Court which would back up to the proposed fueling station. When we purchased our home in 2021 we were drawn to the quiet established neighborhood feel. We are not for the passing of this proposal of the fuel station on Smith Valley Road.

When we received this letter stating that a fueling station was on the proposed agenda, we were shocked. In the zoning area, there are multiple families with small children that would live next to this fueling station. As of now, we do not have to worry about fumes, traffic, noise and our soil. We receive our water from Bargsville Utility which uses underground water. If fuel would get into the soil, this would in turn be placed in our water. This could come from spills at the gas pumps or cars parked at the convenience store.

Our household as well as our collaborative neighborhood talks, would not like to see this proposal approved.
Thank you for your time
Christine Heath

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Christine Heath
(317) 529-3575
cmbeasley89@gmail.com

