MINUTES OF THE PUBLIC MEETING
OF THE CITY OF ANGOLA BOARD OF ZONING APPEALS
HELD ON MAY 28, 2024

The Board of Zoning Appeals held their regularly scheduled meeting on Monday, May 28, 2024 at 5:00 p.m., The minutes are recorded and prepared by the Department of Economic Development and Planning staff.

Chairman Brant Moore called the public meeting to order at 5:00 p.m. in the Angola Council Chambers at City Hall.

The following members were present: Brant Moore, Chris Thomas, Phil Roe, Mike Sutter, and Susan Ralston. Also present at the meeting: Planner Brett Steele and City Attorney Kim Shoup

Member Sutter made a motion to approve minutes for the February 26, 2024 meeting. Member Ralston seconded the motion. All members present approved, none opposed.

Chairman Moore reviewed the meeting rules and procedures.

Chairman Moore moved to the next item on the agenda – New Business – Lot 5 Menards Subdivision – Development Standard Variances

Planner Steele presented the only case as 2024-BZA-05001 seeking development standards variances. The applicant was Menard, Inc representative Patrick Wewel. The property is located on Menards Drive, Lot 5 of the Menard Subdivision with the current zoning of C2: Medium to Large General Commercial District. The applicant requested relief from Section 18.92.040(K) – Maximum Primary Structures, Section 18.160.060(B)(b) – Architectural Standards; Long Facades, and Section 18.160.180(C) – Fence and Wall Height. The hearing date was May 28, 2024 with Legal Notice of the Public Hearing appeared in The Herald Republican on May 17, 2024. Twelve (12) adjacent property owners were sent notice by Certificate of Mailing on May 14, 2024. The property is not within a floodplain.

Planner Steele continued the Menards retail was first constructed in the early 2000's and was developed amongst seven parcels of land. With the desire to sell off 'out lots' from their property, on February 12, 2024 Menards INC appeared before the Angola Plan Commission and was granted approval for Menard Subdivision; which incorporates six lots and two blocks.

Planner Steele stated that today, Menard, Inc requests to develop self-storage units on Lot 5 of the Menard Subdivision. Lot 5 rests between the Steuben County Trail and the Menards retail store on a long, narrow 5.603-acres. Access to the development would be via Menards Drive. Menards currently has over 22 self-storage facilities operating in the Midwest and is an extension of the store operations. Menards will own and maintain the self-storage facility. Upon initial review, it was determined by staff the development was not in compliance with all development standards.

Planner Steele directed the board that the applicant is proposing a 429 closed unit self-storage development throughout fifteen buildings. The development integrates the buildings' facades as its own perimeter, eliminating the need for long fences and enhancing overall security. The façade will comprise of high quality, premium architectural gray pro-rib metal panels as seen on the Menards retail store and accessory buildings, referencing example images from other Menards properties.

Planner Steele then mentioned each variance Menard, Inc was requesting relief. First, Section 18.92.040(K) for Maximum Primary Structure that the applicant requests variance to increase the

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number maximum primary structures from six to fifteen as reflected on the proposed site plan. Section 18.160.060(B)(b); Architectural Standards for Long Facades: Long façades (30 feet or greater) or large areas (420 square feet or greater) of a façade without visual relief shall not be permitted. Visual relief may include a faux window, column, a change in materials, or any change of the plane of the façade that the applicant requests variance from visual relief for the North, East, and South facades. Lastly, Section 18.160.180(C); Fence and Wall Standards - Height: Fences and walls shall not exceed six feet in height that the applicant requests variance to increase the maximum fence height from six feet to ten feet.

Planner Steele showed eight images to the board as the property sits today via aerial imaging. The images showed lot 5 in a counterclockwise rotation.

Planner Steele commented on the contextual zoning and land use stating the property is currently zoned C2. The immediate surrounding uses include to the north: Kohls, commercial businesses, residential and Glendarin Golf Course, to the South: Belle Tire, Meijer, Applebees, Starbucks, and few residential dwellings, to the east: vacant agricultural land and Glendarin Hills Section 1 addition, and to the west: Best Deal Auto, Wendys, The Eclectic Room and pOpshelf.

Planner Steele stated the Angola Comprehensive Plan speaks to several objectives in support of a project like this. Objective 1.2: Utilize the land classification plan and map as a foundation for zoning decisions and 1.5: Strongly encourage redevelopment of under-utilized, vacant, or abandoned structures and lots.

Planner Steele then directed the board to plan review comments by the Police, Parks, and Planning Departments. Planner Steele mentioned the police were concerned strictly on not being able to visually see inside the development and how patrolmen would gain access during operational/nonoperational times. The parks and planning department were concerned with landscaping requirements and overall lot coverage.

Planner Steele then presented the most recent site plan and comments received from the applicant. The site plan reflected additional landscaping measures and measures that would be taken to assist emergency responders for gaining access.

As of the meeting date, no public input has been received as a result of the legal notices noted Planner Steele.

Planner Steele finished by stating in conclusion staff is encouraged to see potential development on shovel-ready sites within the community. The proposed self-storage facility aligns with the permitted uses within the C2: Medium to Large General Commercial District. Additionally, the requested variances mirror the petitioner's retail development to the north, ensuring a cohesive visual appearance within the Menards Subdivision. Furthermore, the variances help the potential development effectively utilize a long, narrow lot that might otherwise be difficult to develop for other commercial uses. Planner Steele noted that staff recommends conditional approval on the requested variances that development plan approval for self-storage units is granted by the Angola Plan Commission.

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Planner Steele asked if there were any questions by board members for staff, none were noted.

Chairman Moore opened the public hearing. Patrick Wewel, real estate representative for Menard, Inc, took to the stand thanking the board for their time. Mr. Wewel provided a brief history that they currently have grown to 22 self-storage units with 17 more in progress. Mr. Wewel stated they intend to incorporate these developments with store buildings in the future. Mr. Wewel advised they choose Angola as a targeted location because it was a currently a permitted use for the provide lot for self-storage units and currently owned by Menards, being a good buffer the existing use of their retail store. Mr. Wewel mentioned that the self-storage units would be operated by a designated staff member through the retail store for its operations and functions. Mr. Wewel stated the design was constructed to include the natural flow of storm water for the lot and the design of overall facility is to keep safety in mind for the renter of each unit, therefore the fifteen buildings from a design standpoint and building code.

With no comments from the public, Chairman Moore closed the public hearing. Planner Steele presented the Findings of Fact for Development Standard Section 18.92.040(K) Maximum Primary Structures 2024-BZA-05001.1.

1. The approval of the variance will not be injurious to the public health, safety, morals and general welfare of the community because the building will be constructed with the same high-quality metal panels as the existing retail store, respect easements for the Steuben County Trail, and single permitted use on a long, narrow lot, optimizing land use. Additionally, landscaping will be implemented in accordance with the ordinance. All members present agreed, none opposed.

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 because the majority of the interior structures will be screen by the outer units and provide ample landscaping. Traffic is not expected to significantly increase for the desired use and the units will provide an additional noise buffer to the operations of Menards. All members present agreed, none opposed.

3. The strict application of the terms of the ordinance will result in practical difficulties in the use of the property because it will make it impossible to comply with building/fire code requirements, and also would not allow for adequate stormwater and drainage design for the development. All members present agreed, none opposed.

Chairman Moore asked for a motion. **Member Roe made a motion to *approve* Development Standard for Maximum Structures to permit fifteen structures with condition that development plan approval from the Angola Plan Commission for self-storage units. Member Sutter seconded the motion. All members present were in favor, none opposed.**

Planner Steele presented the Findings of Fact for Development Standard Section 18.160.060(B)(b) Architectural Standards: Long Facades for visual relief for North, East and South Façade 2024-BZA-05001.2.

1. The approval of the variance will not be injurious to the public health, safety, morals and general welfare of the community because front façade provides visual relief towards Menards Drive and furthermore, N Wayne St which is a Major Arterial according to our future thoroughfare plan map.

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Additionally, the north, west and southern facades are heavily screened by existing structures and vegetation. All members present agreed, none opposed.

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 because existing structures or landscaping on neighboring properties already significantly obscure the view of the North, East, and South facades. The West façade meets required visual relief requirements where it is a higher priority since seen from a major thoroughfare and its access street. All members present agreed, none opposed.

3. The strict application of the terms of the ordinance will result in practical difficulties in the use of the property because the North, East, and South long facades are facing heavily screened neighboring properties that will provide no significant aesthetic benefit. Additional landscaping will assist in providing visual relief. All members present agreed, none opposed.

Chairman Moore asked for a motion. **Member Sutter made a motion to *approve* Development Standard for Architectural Standards for Long Facades of the North, East and South Facades with condition that development plan approval from the Angola Plan Commission for self-storage units. Member Thomas seconded the motion. All members present were in favor, none opposed.**

Planner Steele presented the Findings of Fact for Development Standard Section 18.160.180(C) Fence /Wall Height 2024-BZA-05001.3.

1. The approval of the variance will not be injurious to the public health, safety, morals and general welfare of the community because an increase in fence height will provide additional security benefits to the enclosed storage units and mirror resemblance the primary structures material for aesthetic appeal. Additionally, higher fencing placed throughout this development will not impede pedestrian or vehicle traffic flow. All members present agreed, none opposed.

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 because a well-designed, higher fence can create a more visually cohesive and secure appearance for the self-storage units, enhancing the overall aesthetics of the surrounding area. Landscaping will run between the Steuben County Trail and development to further soften the visual impact. All members present agreed, none opposed.

3. The strict application of the terms of the ordinance will result in practical difficulties in the use of the property because a permitted six-foot-tall fence would not provide the desired security to protect personal property stored within this type of development. Additionally, the petitioners request fence height will consist permitted materials and be built in line with the developments building line, being placed from property lines and easements. All members present agreed, none opposed.

Chairman Moore asked for a motion. **Member Ralston made a motion to *approve* Development Standard for Fence and Wall Standards for Height to permit ten (ten) foot with condition that development plan approval from the Angola Plan Commission for self-storage units. Member Sutter seconded the motion. All members present were in favor, none opposed.**

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With no other business Chairman Moore adjourned the May 28, 2024 meeting at 5:33 p.m.

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Brant Moore, Chairman Date

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Brett Steele, Secretary Date

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