MINUTES OF THE PUBLIC HEARING OF

THE CITY OF ANGOLA BOARD OF ZONING APPEALS

HELD ON OCTOBER 27, 2025

The Board of Zoning Appeals held their regularly scheduled meeting on Monday, October 27, 2025 at 5:00 p.m., The minutes are recorded and prepared by the Department of Economic Development and Planning staff.

Vice-Chairman Chris Thomas called the public meeting to order at 5:00 p.m. in the Angola Council Chambers at City Hall.

The following members were present: Chris Thomas, Jeff Martin, and David Roe. Members Phil Roe, and Susan Ralston were absent. Also present at the meeting: Director Retha Hicks, Planner Grace Essman and City Attorney Kim Shoup. Quorum was confirmed.

Vice-Chairman Thomas announced to the petitioners that with two absent members, all present members would have to agree for variance requests to be granted. He gave the petitioners the opportunity to table their cases until the next meeting, all petitioners chose to proceed.

Vice-Chairman Thomas asked for a motion to approve minutes for the July 28, 2025, meeting. Member D. Roe made the motion and Member Martin seconded. All members present approved, none opposed.

Without old business, Vice-Chairman Thomas moved on to the first new case on the agenda: **2025-BZA-10001 – Brady Accessory Structure.**

Application Type:	Development Standard Variance
Owner:	Jeff and Darlene Brady
Applicant:	Meyer Building, Braden Reinhard
Location:	2387 W 100 N (ETJ)
Request:	Section 18.164.030 Accessory Structure Standards; (E) Location Section 18.36.040 Development Standards; (E) Front Yard Setback
Current Zoning and Overlay Districts:	ER: Estate Residential
Applicable Code Provisions:	Title 18: Unified Development Ordinance Indiana Code: Board of Zoning Appeals 36-7-4 Series
Hearing Date:	October 27, 2025
Required Notice:	Legal Notice of the Public Hearing appeared in The Herald Republican on October 17, 2025. Eight (8) property owners within 300-feet of the project were sent notice on October 16, 2025.
Floodplain Status:	Not within a floodplain

Director Hicks summarized the project: The applicant is requesting a development standard variance to construct an accessory structure in a front yard. Due to the topography of the property, it is not feasible to place the structure in the side or rear yard as required by the City of Angola's Estate Residential Development Standards.

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To conserve as many trees as possible, the applicant is also requesting a development standard variance for front yard setback. The property is in Watcher's Ridge subdivision and has a platted building line of 65ft. The request is to allow a 35ft setback.

Director Hicks used images to show the Board the elevations of the proposed structure. She also used an image of a topographical map.

Director Hicks then referenced the City of Angola's Unified Development Ordinance:
Section 18.164.030: Accessory Structure Standards; (E) Location: Storage-based and recreation-based accessory structures shall only be allowed in side yard and rear yards.
Request: Accessory Structure in front yard.

Section 18.36.040: Estate Residential Development Standards; (E) Minimum front yard setback: 100 feet for primary and accessory structures. Property is on a recorded plat that has a building line of 65ft.
Request: Applicant is requesting a front yard setback of 35ft.

Director Hicks shared photos of the property from W 100 N facing South, Southeast, and East.

The property is zoned ER: Estate Residential and surrounding land uses include: North – AG: Agricultural; East – ER: Estate Residential and AG: Agricultural; South – ER: Estate Residential and AG: Agricultural; West – R1: Low Density Single Family Residential and ER: Estate Residential.

Director Hicks informed the Board that no public input has been received.

Director Hicks concluded: Staff acknowledges the difficult topography and appreciates the conservation effort to save trees. If the variance requests are approved, staff would like to emphasize code 18.160.300: Outdoor Storage Standards (A) Prohibited. The outdoor storage of equipment, product, supplies, materials, machinery, building materials, waste or scrap, pallets, and similar materials shall not be permitted.

Director Hicks explained she included Section 18.160.300 in the conclusion because she was originally thinking about requesting "no outdoor storage" as a condition of approval. However, since it is already prohibited in the UDO, she just wanted to ensure the petitioner was aware of it.

Director Hicks then referenced the original Watcher's Ridge Subdivision plat to show the Board the 65ft building line. The applicant previously amended the plat to join lots 2 and 3. Director Hicks shared the amended plat with the Board and pointed out where the house was located and the difficult topography on the lot. Director Hicks then shared the Beacon aerial view.

Director Hicks then welcomed questions from the Board. Member Martin asked why the petitioner was requesting 35ft, if it was due to the right of way of the road at all. Director Hicks turned on the Rights of Way filter on Beacon to show that the ROW does not extend into the parcel. Director Hicks explained that the property has a large inclination and to fit the barn, and avoid excessive tree reduction, the setback variance would be necessary. Member Martin explained that he was curious about the ROW and line of sight for car travel. Director Hicks utilized Beacon to also show the Board that the neighboring properties had accessory structures with roughly 35ft setbacks. She then used the measurement tool to indicate where approximately 35ft would be from the ROW. After looking at the

road width and extra ROW between the road and property line, Member Martin did not have any further concerns.

Without any further questions, Vice-Chairman Thomas invited the petitioner to speak on behalf of the project. Braden Reinhard, Meyer Building, represented the project and explained that the building will be 40ft x 64ft with 12ft side walls. Mr. Reinhard reiterated that the selected location is truly the only viable option. The only other flat area on the property is where his septic is located. They are trying to keep the building as far away from the property line as they can while still conserving trees and not affecting the natural drainage with the natural swale.

Director Hicks added that Mr. Brady, the property owner, had first come to her about a year ago and has been working on these plans since then. She stated that Mr. Brady has done his done his due diligence, and this truly is the only option. Mr. Brady confirmed from the audience. Mr. Reinhard stated that he walked the entire property with Mr. Brady looking for alternate locations, and there were none.

Mr. Reinhard mentioned that Mr. Brady is currently storing his boat and various tractor implements outside where it is visible from the Right of Way. If the variances are approved, he will have a place to store these items, improving the appearance of the property.

Vice-Chairman Thomas opened the public portion of the meeting, but there were no speakers. Closing the public portion, he asked Director Hicks to present the **Findings of Fact for case 2025-BZA-10001.1 – Section 18.164.030 Accessory Structure Standards: (E) Location**

1. The approval of the variance WILL/WILL NOT be injurious to the public health, safety, morals and general welfare of the community.
(APPROVAL/WILL NOT) The approval of the variance **will not** be injurious to the public health, safety, morals and general welfare of the community as the accessory structure will not impact line of sight or cause distraction for passing motorists.

2. The use and value of the area adjacent to the property included in the variance WILL/WILL NOT be affected in a substantially adverse manner.
(APPROVAL/WILL NOT) The use and value of the area adjacent to the property included in the variance **will not** be affected in a substantially adverse manner as the accessory structure is to be storage-based only and lines up with similar structures to the west.

3. The strict application of the terms of the ordinance WILL/WILL NOT result in practical difficulties in the use of the property.
(APPROVAL/WILL) The strict application of the terms of the ordinance **will** result in practical difficulties in the use of the property as the topography of the property appears to make this location the only practical location for the accessory structure to be located on the parcel.

All present members agreed on the affirmative findings, none opposed.

Director Hicks asked for a **motion on 2025-BZA-10001.1 Location. Member D. Roe made a motion to approve, and Vice-Chair Thomas seconded**. All present members were in favor, none opposed.

Findings of Fact for case 2025-BZA-10001.2 – Section 18.36.040 Development Standards; (E) Front Yard Setback

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1. The approval of the variance WILL/WILL NOT be injurious to the public health, safety, morals and general welfare of the community.
(APPROVAL/WILL NOT) The approval of the variance **will not** be injurious to the public health, safety, morals and general welfare of the community as the accessory structure will not impact line of sight or cause distraction for passing motorists.
2. The use and value of the area adjacent to the property included in the variance WILL/WILL NOT be affected in a substantially adverse manner.
(APPROVAL/WILL NOT) The use and value of the area adjacent to the property included in the variance **will not** be affected in a substantially adverse manner as the accessory structure is to be storage-based only and lines up with similar structures to the west.

3. The strict application of the terms of the ordinance WILL/WILL NOT result in practical difficulties in the use of the property.
(APPROVAL/WILL) The strict application of the terms of the ordinance **will** result in practical difficulties in the use of the property as the topography of the property appears to make this location the only practical location for the accessory structure to be located without the clearing of a substantial number of trees.

All present members agreed on the affirmative findings, none opposed.

Member Martin made a motion to approve 2025-BZA-10001.2 Front Yard Setback, and Member D. Roe seconded. All present members were in favor, none opposed.

Vice-Chairman Thomas moved on to the second case: **2025-BZA-10002 – Farmers State Bank**.

Project Name:	2025-BZA-10002
Application Type:	Development Standard Variance
Owner:	Farmers State Bank
Applicant:	Clear Lake Electric Inc, Adam Bressler
Location:	1800 N Wayne St
Request:	Section 18.88.040, C1 Standards, (F) Side Yard Setback
Current Zoning and Overlay Districts:	C1: Small to Medium General Commercial
Applicable Code Provisions:	Title 18: Unified Development Ordinance Indiana Code: Board of Zoning Appeals 36-7-4 Series
Hearing Date:	October 27, 2025
Required Notice:	Legal Notice of the Public Hearing appeared in The Herald Republican on October 17, 2025. Nine (9) property owners within 300-feet of the project were sent notice on October 16, 2025.
Floodplain Status:	Not within a floodplain

Director Hicks gave a summary of the project. Farmer's State Bank is installing a generator for emergency use. The generator will be fueled by NIPSCO's natural gas. NIPSCO is requesting that the generator be located as close to the existing meter as possible. To fit the generator near the existing meter, a side yard variance is being requested.

Director Hicks used the Site Plan and an aerial image of the property to explain where the generator will be located. There is some existing landscaping and an existing meter next to the proposed location.

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Director Hicks mentioned that if the generator would have been small enough to fit inside the existing landscaping, she would not have required the project to request a variance. However, due to the size and the new concrete pad, she determined that a variance would be necessary.

Director Hicks gave the dimensions of the generator. It is approximately 10ft long, 3.5ft wide, and 5.8ft tall. It will sit on a concrete pad that will be slightly larger than the base.

Director Hicks then referenced the City of Angola's Unified Development Ordinance:
Section 18.88.040: C1 Development Standards; (F) Minimum side yard setback: 20 feet for primary and accessory structures.
Request: Requesting side yard setback of 12ft.

Director Hicks utilized site photos to again show the proposed location: the view from the rear of Farmer's State Bank facing Northwest and West, and the view from the Burger King parking lot facing South and Southeast.

Director Hicks stated that the property is zoned C1: Small to Medium General Commercial and surrounding land uses include: North – C1: Small to Medium Commercial; East – R5: High Density Multi-Family Residential and IS: Institutional; South – R5: High Density Multi-Family Residential and C1: Small to Medium Commercial; West – C2: Medium to Large Commercial and C1: Small to Medium Commercial.

Director Hicks informed the Board that no public input had been received.

Director Hicks concluded: Staff recommends approval of the variance request. In the event of an extended power outage, maintaining their network and services is vital to the bank and the community will benefit greatly from being able to access their funds at Farmer's State Bank's ATM, regardless of whether they bank there or not.

Without any questions for the Staff, Vice-Chairman Thomas asked the petitioner to speak on behalf of the project. Adam Bressler, Clear Lake Electric, confirmed the size of the generator and concrete pad. He also confirmed the proposed location. Mr. Bressler mentioned that the existing meter mentioned before was an electrical transformer and reiterated that they were trying to keep the equipment next to each other. The gas service will be at the end of the concrete pad and will intercept and connect to the existing service entrance that goes into the bank, resulting in minimum electrical rework and impact on the site.

Director Hicks asked what the size difference of the electrical transformer and the new generator is. Mr. Bressler informed the Board that the transformer is about 3.5ft-4ft high, and the generator is about six feet tall. Member D. Roe commented that the generator will be quite a bit taller than the existing transformer. Mr. Bressler confirmed that it is much larger in all dimensions. Member D. Roe asked what the dimensions of the generator would be. Mr. Bressler stated that the generator is 10ft by 3.5ft and approximately 6ft high. Member D. Roe asked Mr. Bressler to indicate on the site photos where he estimated the top of the generator to be, which he did.

Member Martin asked Director Hicks if there were any development standards on when bollards are required in parking lots. Vice-Chairman mentioned that he too was curious about that. Member Martin expressed concern about having a gas line and electrical transformer right next to the drive-thru of the

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bank. Director Hicks stated that to her knowledge there are no such standards at the time of the meeting, however, it could be added as a condition on the approval to require bollards. Mr. Bressler mentioned that they would consider doing it, and likely would do it even without the condition.

Director Hicks then notified the Board that the initial project and variance request was going to be for an above-ground propane tank due to negotiation issues with NIPSCO regarding natural gas. However, an agreement was made and the propane tank is no longer needed.

Without further questions from the Board, Vice-Chairman Thomas opened the public hearing. Nobody spoke and Vice-Chairman Thomas closed the public hearing.

Director Hicks presented the **Findings of Facts for case 2025-BZA-10002:**

1. The approval of the variance WILL/WILL NOT be injurious to the public health, safety, morals and general welfare of the community.
(APPROVAL/WILL NOT) The approval of the variance **will** not be injurious to the public health, safety, morals and general welfare of the community as the generator will sit in line with the current awning columns and landscaping.

2. The use and value of the area adjacent to the property included in the variance WILL/WILL NOT be affected in a substantially adverse manner.
(APPROVAL/WILL NOT) The use and value of the area adjacent to the property included in the variance **will not** be affected in a substantially adverse manner as the location of the generator will not disrupt any functionalities of the nearby businesses and will be in line with the existing power box and landscaping and with the transformer.

3. The strict application of the terms of the ordinance WILL/WILL NOT result in practical difficulties in the use of the property.
(APPROVAL/WILL) The strict application of the terms of the ordinance **will** result in practical difficulties in the use of the property as this location was chosen by the utility company as the preferred location for the generator and any alternative locations would disrupt more of the bank's property and be unsightly.

All present members were in favor of the affirmative findings.

Director Hicks asked for a motion. **Member Martin made a motion to approve the variance with the condition that bollards are placed for safety purposes and Member D. Roe seconded.** All present members were in favor, none opposed.

Vice-Chairman Thomas asked Director Hicks if there was anything to report. Director Hicks mentioned that the hearing date was the deadline for the November 24th meeting, and as of the time of the hearing, no applications had been submitted. Planner Essman notified the board that she would be sending either an agenda or a cancellation on Friday, October 31, 2025.

Without any further business, **Vice-Chairman Thomas asked for a motion to adjourn. Member Martin made the motion and Member D. Roe seconded.**

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Vice-Chairman Thomas adjourned the October 27, 2025 meeting at 5:31 p.m.

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Phil Roe, Chairman Date

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Retha Hicks, Secretary Date

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