NEW WHITELAND

BOARD OF ZONING APPEALS

MARCH 24, 2015

6:30 pm

Chairman, Frank Telakowicz began the March meeting at 6:33 pm. Members present were Frank Telakowicz, Jeff Weaver and Chad Waltz. Member Richard Burton was not in attendance. Attorney, Lee Robbins and Zoning Administrator, Tim Guyer were also in attendance.

MINUTES:

Jeff Weaver motioned to approve the minutes as presented from the January meeting. Frank Telakowicz seconded the motion. Vote was three affirmative.

OLD BUSINESS:

There was no old business.

NEW BUSINESS: Wee Warriors Learning Center Variance 15-V-01

Frank Telakowicz opened the Public Hearing. Frank asked Tim Guyer if the variance paperwork is in order. Tim replied, yes.

Petitioner, Linda Wuest who resides at 464 Hummingbird Lane in Whiteland approached the board for a variance to allow an outdoor playground area. This property is located at301 No. U.S. 31 in New Whiteland, and owned by Junior Patrick. Mr. Patrick has written a letter of consent and it is included in the variance. Mrs. Wuest has been in the child care profession for twenty years.

Mrs. Wuest states that the proposed playground area would be on the south side of the building. They can have up to twenty eight children and they need some where to play outside.

She plans on having the children grow vegetables and have some playground equipment in this area. She will have low playhouses, no big or high playground equipment. No swings, no ropes and no pools.

Mrs. Wuest plans on having gravel and grass, she will eventually put some mulch down. The State gives them so long to come up with funding. She also states that the teachers are going to the State of Indiana on April 1st. It takes about 6-8 weeks after initial contact, for them to get licensed. The barb wire that is currently there, has to come down. Homeland Security has to come out and inspect the property.

Jeff Weaver asked Linda about the Subway that is being built next door. Does she think the traffic from Subway will affect the safety of the children? Linda replied no. Parents and children will enter the building from the back of the building. Parents are responsible to bring the kids into the building. The gate in the back will be used and doors will be locked all day.

Board of Zoning Appeals

March 24, 2015

Page Two

**Wee Warriors Learning Center Variance 15-V-01** (continued)

The steps in the back are secure. Wee Warriors Learning Center already meet the state requirement for the entrance to be 600-800 feet away from the street.

Lee Robbins states that the State guidelines are adequate. There is nothing in the Town’s ordinances pertaining to Daycares. If the State of Indiana sees anything wrong, the Daycare has thirty days to correct it.

There were no remonstrators in attendance.

Linda Wuest states that in the past she has scored 98% out of 100%. She does her very best and she does it for GOD.

Jeff Weaver motioned to grant the variance for the outdoor playground and that they follow all the state guidelines. Chad Waltz seconded the motion. Vote was three affirmative.

Meeting adjourned at 6:45 pm.

Respectfully submitted:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Cindy Yates

Approved By: Recording Secretary