

**NEW WHITELAND  
BOARD OF ZONING APPEALS**

**JULY 23, 2024**

**6:30 pm**

**PUBLIC HEARING**

President, Mike Ryle, called the meeting to order at 6:30 p.m. Members present were Bill Conner, Mike Ryle, Chris Gonfiantini and Christy Ward. Member Mike Combs was not in attendance. Attorney, Lee Robbins was in attendance. Zoning Administrators, Bob Downey and Tim Brown were both in attendance.

**MINUTES:**

Bill Conner motioned to accept the minutes from the last meeting as presented. Christy Ward seconded the motion. Vote was 4 affirmative.

Mike Ryle opened the Public Hearing at 6:35 p.m.

**SPECIAL EXCEPTION 24-SE-03**

**CLARK PLEASANT SCHOOL CORPORATION**

Sam Arnes, Director of Operations with Clark Pleasant School Corporation, was in attendance. Haneen Khader, Project Manager with Lancer Associates Architecture, was also in attendance.

Haneen Khader stated that Sawmill Woods, located at 700 Sawmill Road is zoned residential. They are asking for a Special Exception to add six classrooms and do some renovations to the existing building. They will bring the existing school building up to code. The new addition will be in harmony with the existing building. They will match the look. There will be no changes to the parking lot.

The addition will be a south wing with six classrooms, office and conference room. The maximum capacity will be 100, most likely there will be around forty kids. This facility is going to be used for children with behavior concerns.

**SPECIAL EXCEPTION 24-SE-03**

**CLARK PLEASANT SCHOOL CORPORATION (continued)**

Zoning Administrator, Tim Brown, stated he walked the property and it needs attention in some areas. He noticed that the water and sanitary lines are not in good shape. He saw a water valve that was sharp and rusty. The property looks a little rough. Tim Brown also mentioned that ball games are played on that ball diamond. Sam Arnes stated that there will be new water and sewer lines ran. Everything will be 100% upgraded. The building was left in a situation and vandals made it worse.


Mike Holland asked if there are any plans they can see. Haneen showed them the plans.

Attorney, Lee Robbins, spoke about the difference between a Variance and a Special Exception. A school is a permitted use in residential zoning. A Special Exception gives the BZA board the opportunity to see what is being proposed and set conditions if necessary. It allows the board to take a closer look at that use and the impact on the surrounding property. By requesting a Special Exception, the school is complying with our zoning ordinance. Christy Ward stated that she works with similar type children and sometimes they run. What about safety to the community? Sam Arnes replied that they will secure the building and there will be timing devices. Sam Arnes also stated it will be something like a day school. The staff will work with the children on any drama they are going through at home, any triggers that need to be addressed, etc.. There will not be any school police. Bill Conner asked if the softball fields will remain. Sam Arnes stated, yes.

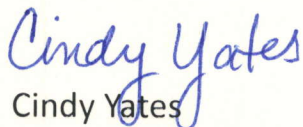
Mike Ryle closed the Public Hearing at 6:51 pm.

Christy Ward motioned to grant the Special Exception to allow Clark Pleasant School Corporation to build a school in RS1 zoning. Bill Conner seconded the motion. Vote was 4 affirmative. Meeting adjourned at 6:52 p.m.

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Approved By:

Bill J. Conner  
Mike Ryl

Respectfully submitted,  
  
Cindy Yates  
Recording Secretary