

**BOARD OF ZONING APPEALS**  
**Wednesday, March 19, 2025**  
**5:00 pm**  
**Town Council Chambers**

---

**Members Present:**

Katie Nixon  
Jerry Hoffman  
Sarah Journay  
Brian Shrieve

**Members Absent:**

Dan MacDonald

**Others Present:**

Erin Hurley  
Tyler Bowers (Petitioner)  
Kathy Vannice (Ashton Surveyors)  
Nanci Perry

---

Assistant Town Manager Erin Hurley called the meeting to order at 5:00 pm and led the Pledge of Allegiance. Brian Shrieve, Sarah Journay, Jerry Hoffman, and Katie Nixon were present. Dan MacDonald was absent.

Katie Nixon moved to approve the minutes from the November 20, 2024 meeting. Second by Brian Shrieve. All members present voted Aye.

**Election of Officers**

Jerry Hoffman nominated the following slate of officers for 2025:

Katie Nixon	President
Jerry Hoffman	Vice President
Sarah Journay	Secretary

Katie Nixon seconded the slate. All members present voted in the affirmative.

**Old Business**

There was no old business.

**New Business**

**Development Standards Variance Petition – TRG Development**

Tyler Bowers, representing the Petitioner TRG Development, gave a presentation on their company and the proposed project. He described the site in question, which is located on 5.0 acres off of West Kilgore Avenue. This parcel has recently been rezoned to M3 (High Density Multi-Family). The request is for a reduction in the side yard setback to nine feet on the East side of the parcel to allow for an adequately sized parking lot.

Mr. Bowers provided renderings and layout of the project. This is the same type of project as the one they developed in Angola across from Trine University. The Yorktown Fire Department has reviewed the plan for adequate access. There will be dry detention. A traffic study has been completed and the developer is in discussion with INDOT about the driveway permit.


Councilmember Nanci Perry was in attendance. She stated that she has been to TRG's existing development at Trine and shared photos with the Board.

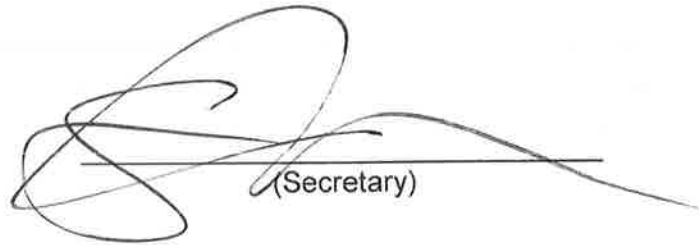
There was no public comment.

Brian Shrieve moved to approve the variance request. Sarah Journey seconded the motion. All members present voted Aye.

Erin Hurley will prepare an order and finding of fact.

Meeting adjourned at 5:19 pm.

  
(President)

  
(Secretary)