



City of New Haven

815 Lincoln Highway East | New Haven, IN 46774

BOARD OF ZONING APPEALS

June 18, 2025, at 5:30 PM

The New Haven Board of Zoning Appeals held a public hearing at 5:30 PM, Wednesday, June 18, 2025, at the New Haven Administration Building, 815 E Lincoln Highway, Community Room. After establishing that a quorum was present, BZA President Phil Talarico called the meeting to order at 5:30 PM.

Board Members Present:

- Scott Eagleson
- Hatem Khan
- Joe Mowery
- Jon Stauffer
- Phil Talarico

Board Members Absent:

Staff Members Present:

- Nathan Hooley
- Karma Rowe
- Tyler Smith
- Pat Hess, Attorney

OLD BUSINESS

The Board reviewed the minutes of the May 23, 2025, meeting. Phil Talarico questioned a couple details that staff will review and bring back to the next meeting for approval.

NEW BUSINESS

25-DSV-05 – 6818 E Lincoln Hwy

APPLICANT: Baldus Company

REQUEST: Development Standards Variance

EXISTING ZONING: I1, Limited Industrial

Nathan Hooley described the applicant's request to exchange Koester's manual changeable copy sign with a digital sign. The existing sign is non-conforming in regard to height and overall size. The current freestanding sign is 37 feet in height and has approximately 156.5 square feet of signage. The current zoning district allows for a 100 square foot sign at a maximum height of 15 feet.

Andrew Schulenburg of the Baldus Company spoke on behalf of Koester's as the sign contractor for the project. He reiterated the nature of the request to switch out the existing changeable letter board with the same size digital reader board. Mr. Schulenburg acknowledged staff's recommended conditions and stated both he and Koester's understood and are willing to comply. Scott Eagleson questioned one of Koester's signs located at ground level and whether it could be removed. Mr. Schulenburg agreed that the additional signage could be removed as stated in the conditions.

After there were no public comments, Nathan Hooley presented staff's recommendation of approval along with the suggested conditions. Jon Stauffer made a motion to approve 25-DSV-05 with the recommended conditions to be included. Hatem Khan seconded the motion, and it was unanimously approved.

25-DSV-06 – 6509 Moeller Rd

APPLICANT: Felderman Design-Build

REQUEST: Development Standards Variance

EXISTING ZONING: I2, General Industrial

Nathan Hooley described the applicant's proposal and the reason for the variance request. The proposed silos are 15 feet in diameter, 28 feet in height, and are proposed to be placed 13 feet from the north property line. The current zoning district requires accessory structures that are over 200 square feet or over 25 feet in height to be located 25 feet from a rear property line.

Nathan Abel of Felderman spoke on behalf of Sanko, he explained that allowing the reduction in setbacks from 25 feet to 13 feet would make it possible to relocate the silos to the north side of the property as they have plans for future expansion to the east and west.

After there were no public comments, Nathan Hooley presented staff's recommendation of approval. Jon Stauffer made a motion to approve 25-DSV-06, Joe Mowery seconded the motion, and it was unanimously approved.

OTHER BUSINESS

None.

NEXT MEETING

July 16, 2025, at 5:30 PM in the Community Room at the New Haven Administration Building.

ADJOURNMENT

Scott Eagleson made a motion to adjourn, Jon Stauffer seconded the motion, and the meeting was closed at 5:49 PM.



Board of Zoning Appeals President

Phil Talarico



Board of Zoning Appeals Secretary

Nathan Hooley