

**TOWN OF SANTA CLAUS  
BOARD OF ZONING APPEALS MEETING  
March 17, 2025**

**PRESENT**

Board members present: Bob Grundhoefer, Breck Vinson, Jeff Stillman, Steve Merkel and Lynn Winkler

**ABSENT**

Board members absent: None

Also present: Kevin Patmore, Town Attorney

Todd Hays, Building Inspector and Zoning Administrator

Members of Public

Breck Vinson, the Chairperson, called the meeting to order at 6:00 pm on Monday, March 17, 2025 at the Santa Claus Town Hall.

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The minutes of the meeting February 17, 2025 were read. Jeff Stillman made a motion to accept the minutes as drafted. The motion was seconded by Breck Vinson and the motion carried 5 to 0. The final minutes were signed by all board members present and left on the table for the clerk treasurer.

**OLD BUSINESS:** None

**NEW BUSINESS:** Santa's Paws requests variance to build a residence on their commercial property.

Beth Brown spoke for Santa's Paws which is a dog daycare and night daycare. They wish to build a small residence on the property so that nighttime caregivers can sleep and still be close enough to kennels to ensure 24-hour proper care for the animals.

It was noted by Jeff Stillman, who is a member of the Advisory Planning Commission (APC), that the Commission on February 17, 2025 had discussed this variance and decided that any residence on this property would violate the Town Comprehensive Plan.

The public hearing was opened.

A variety of solutions were discussed. One was that they could request a change to the Town Plan which allowed a residence on Commercial property. A second was that an Airbnb could be built on that property, but the owners would need to make sure it was run as a true Airbnb. A third solution would be to add on a "breakroom" which would be rather small, but still have a bed, a kitchenette, a bathroom, and a laundry, etc. No one would then be allowed to live there full time, but used solely as a respite area for employees.

The public hearing was closed.

Santa's Paw's decided that they would probably add just the breakroom, so they withdrew their request for a variance. There was no vote.

Other Business: Jeff Stillman brought up the subject of future meeting places for the Board of Zoning Appeals. He noted that after July 1<sup>st</sup>, 2025 the State of Indiana required that the Town Council 's meetings be video recorded. Also, any other town meetings that took place in that council room must also be videotaped. That is where most meetings take place now including BOZA. BOZA could avoid that requirement by meeting in another public place and by making sure the public was notified of the change. Mr. Stillman noted that the APC had voted to meet at the Fire Station to avoid the necessity of videotaping the procedures. Lynn Winkler stated that Kevin Burke, a member of the Town Council had stated at the last meeting in February that the Town Council did not care one way or another where we met or whether we recorded our proceedings.

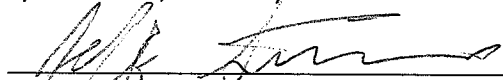
Jeff Stillman made a motion to move our future meeting room to the fire station. Lynn Winkler seconded the motion and the motion passed by a vote of 5 to 0.

Jeff Stillman made a motion to adjourn the meeting and Breck Vinson seconded the motion. The vote was 5 to 0. Breck Vinson adjourned the meeting at 6:25 pm.

Respectfully submitted,  
Lynn Winkler, Secretary

  
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Breck Vinson, Chairperson

  
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Lynn Winkler, Secretary

  
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Jeff Stillman, Vice President

  
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Bob Grundhoefer, Member

  
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Steve Merkel, Member