

**WHITLEY COUNTY BOARD OF ZONING APPEALS  
STAFF REPORT**

**23-W-SE-21      SPECIAL EXCEPTION**  
3W Holdings, LLC  
2520 W. Lincolnway

**SEPTEMBER 26, 2023**  
**AGENDA ITEM: 10**

**SUMMARY OF PROPOSAL**

Current zoning: GC, General Commercial

Property area: 1.817 acres

The petitioner, owner of the subject property, is requesting special exception approval for a Light Manufacturing use. The property is located at 2520 W. Lincolnway in Section 25 of Richland Township. The subject property has been improved with a business and residence since at least the 1940s.

As proposed, the site would be cleared and a warehouse, office, and manufacturing facility be constructed for the petitioner's two subsidiary businesses. One business, WET Environmental Engineering, provides services to wastewater plants and seems to be a minor occupant of the proposed facility. The other business, W3 Technologies, is a distributor, repackages, and manufactures wastewater treatment products, septic and pond treatments, and agricultural additives. It seems that W3 would occupy the majority of the facility. Approximately 3,000 sq. ft. of the 15,000 sq. ft. building would be used specifically for manufacturing of the treatment products.

The petitioner has stated that the number of employees on this site would not exceed ten; currently, the three owners are the only employees. Hours of operation would be roughly 7AM to 5PM. A truck dock would be at the southern end of the proposed building. Specific site details, such as parking, are still being refined and will be subject of a Development Plan review prior to construction. If variances are found to be necessary, they would be brought back to the Board.

The special exception request is to permit the manufacturing component of this proposal. The warehouse/wholesale business and office components are permitted uses of the GC district and are not the subject of this special exception request. As such, the proposed facility could proceed with Development Plan review and construction with the limitation that manufacturing would not occur. This may be important when contemplating the possible reuse of the building.

**REVIEW CRITERIA**

Indiana Code §36-7-4-918.2 and Section 10.9(A) of the Zoning Code authorize the Board to review special exceptions and state the criteria listed below upon which the Board must base its review. Staff's comments/proposed findings of fact under each criterion.

- 1. The special exception shall not involve any elements or cause any condition that may be dangerous, injurious, or noxious to any other property or persons, and shall comply with the performance standards;**

The proposed manufacturing use produces biological treatment additives. It could be possible that mismanagement of the process could result in a spill that would need to be addressed before contamination of water could occur. A properly implemented response plan should avoid injurious effects should that ever happen.

On a regular basis, a maintained septic system should contain and treat any water pollution that may come from this use. The proposal will need to comply with Health Department regulations.

Noise from the manufacturing use may be an issue if noise-generating equipment, such as pumps, condensers, etc., is installed outside, especially given the proximity to a residence across 250 West. If such equipment is installed inside, there should be little noticeable noise.

Other performance standards appear to be met or not applicable.

**2. The special exception shall be sited, or oriented and landscaped to produce a harmonious relationship of building and grounds to adjacent buildings and properties;**

The proposed arrangement of the building and parking will be evaluated in detail during Development Plan review. Based on the submitted sketch design, it is suggested that placement of landscaping along the north property line, and along the west and east building sides, would enhance the harmony of the building with the adjacent residential and agricultural properties.

**3. The special exception shall produce a total visual impression and environment that is consistent with the environment of the neighborhood;**

The proposed use would be within a modern commercial building. It is expected that the building probably will have an appearance that is inconsistent with the residential uses in the vicinity, although it may be comparable to larger agricultural buildings. In any case, the building would be permissible under the GC zoning if it did not include light manufacturing, so the impact of the requested special exception on the appearance is minimal if any.

**4. The special exception shall organize vehicular access and parking to minimize traffic congestion in the neighborhood; and**

Similarly, the proposed facility could be constructed as a permitted warehouse without need for a special exception; the light manufacturing use would not change the parking or access proposed or needed. That said, the property is tight due to the triangular shape, but there should be sufficient area to maneuver without causing congestion on the adjacent roads. Specific details on the amount and configuration of parking on the site will be reviewed as part of a Development Plan. The petitioner's submitted intent of a maximum of 10 employees would be an additional check on the potential congestion on the site.

**5. The special exception shall preserve the purpose of this Ordinance, as stated in Section 1.4.**

The proposed use is a listed special exception use of the GC district. Small-scale and agriculture-related businesses are anticipated secondary uses of the Agricultural-Rural character type. Because this has been a commercial property for many years, it does not seem that the proposal would be out of the anticipated character for the area.

**SUGGESTED CONDITIONS**

If the Board moves to grant the special exception, the following are suggested conditions of the approval:

1. The Special Exception for a light manufacturing use is granted for the applicant and is non-transferable without Board approval.
2. The Special Exception is granted as presented.
3. Operation will not extend beyond business hours of 7:00 am to 5:00 pm.
4. There will be no more than ten employees on-site.
5. Landscaping shall be installed along the north property line in accordance with the Buffer Yard Standards of Section 5.6(BY-01)(A).

6. Foundation landscaping consisting of shrubs and/or flowers, or an equivalent, shall be installed along the east and west sides of the building, subject to review and approval as part of the Development Plan.
7. Two septic sites are to be determined and approved by the Health Department prior to issuance of a building permit for a primary structure.
8. Any outdoor lighting be oriented and shielded to prevent light spillage and/or glare onto surrounding properties.
9. Any signage will conform to the requirements of the code.

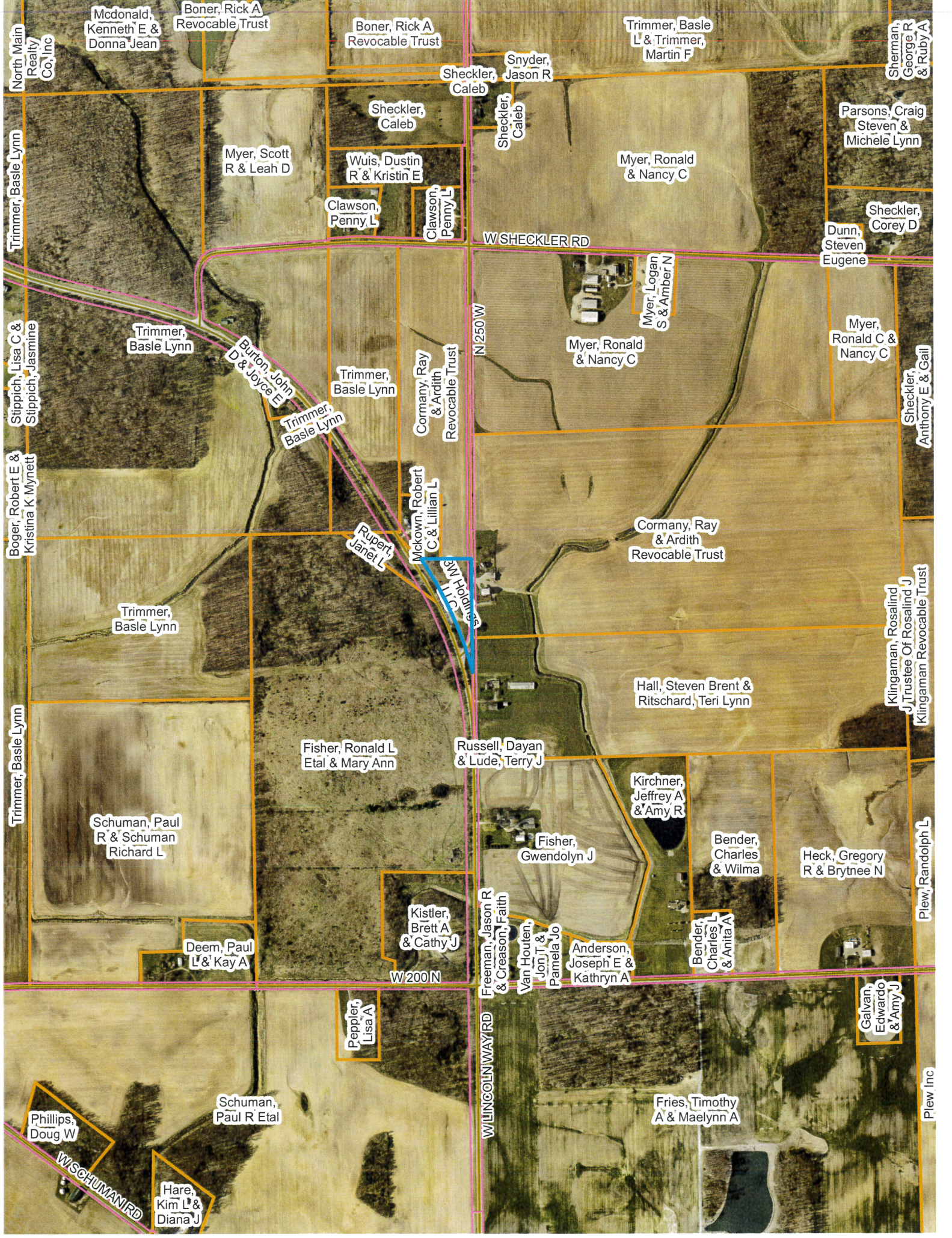
Date report prepared: 09/21/2023

**BOARD OF ZONING APPEALS RECORD OF ACTION**

Motion: \_\_\_\_\_ By: \_\_\_\_\_ Second by: \_\_\_\_\_  
 Approve \_\_\_\_\_  
 Approve w/conditions \_\_\_\_\_  
 Deny \_\_\_\_\_

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<i><b>Vote:</b></i>	<b>Green</b>	<b>Sheiss</b>	<b>Wilkinson</b>	<b>Wolf</b>	<b>Wright</b>
<i>Yes</i>					
<i>No</i>					
<i>Abstain</i>					



Mcdonald, Kenneth E & Donna Jean

Boner, Rick A Revocable Trust

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Trimmer, Basle L & Trimmer, Martin F

Sherman, George R & Ruby A

North Main Realty Co, Inc

Snyder, Jason R

Parsons, Craig Steven & Michele Lynn

Trimmer, Basle Lynn

Myer, Scott R & Leah D

Sheckler, Caleb

Sheckler, Caleb

Myer, Ronald & Nancy C

Wuis, Dustin R & Kristin E

Clawson, Penny L

Clawson, Penny L

W SHECKLER RD

Dunn, Steven Eugene

Sheckler, Corey D

Stippich, Lisa C & Stippich, Jasmine

Trimmer, Basle Lynn

Burton, John D & Joyce E

Trimmer, Basle Lynn

Cormany, Ray & Ardith Revocable Trust

N 250 W

Myer, Ronald & Nancy C

Myer, Logan S & Amber N

Myer, Ronald C & Nancy C

Sheckler, Anthony E & Gail

Boger, Robert E & Kristina K Mynett

Trimmer, Basle Lynn

Trimmer, Basle Lynn

Rupert, Janet L

Mckown, Robert C & Lillian L

Cormany, Ray & Ardith Revocable Trust

Klingaman, Rosalind J Trustee Of Rosalind J Klingaman Revocable Trust

Trimmer, Basle Lynn

Fisher, Ronald L Etal & Mary Ann

Russell, Dayan & Lude, Terry J

Hall, Steven Brent & Ritschard, Teri Lynn

Schuman, Paul R & Schuman Richard L

Kirchner, Jeffrey A & Amy R

Fisher, Gwendolyn J

Bender, Charles & Wilma

Heck, Gregory R & Brytnee N

Plew, Randolph L

Deem, Paul L & Kay A

Kistler, Brett A & Cathy J

W 200 N

Freeman, Jason R & Creason, Faith

Van Houten, Jon T & Pamela Jo

Anderson, Joseph E & Kathryn A

Bender, Charles L & Anita A

Galvan, Edwardo & Amy J

Phillips, Doug W

Schuman, Paul R Etal

Peppler, Lisa A

W LINCOLNWAY RD

Fries, Timothy A & Maelynn A

Plew Inc

Hare, Kim L & Diana J

W SCHUMAN RD

2520 West Lincolnway  
Columbia City, IN 46725

# Site Overview



**Kyle Walters**  
3W Holdings LLC  
PO Box 421 Columbia City, IN 46725

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4. Proposed Building Layout
5. Proposed Site Plan

## Map Key



Proposed Septic Locations (X2)



Proposed Well Locations (X2)



Impervious Surfaces



Building Outlines

# Business Overview

## **3W Holdings LLC.**

3W Holdings LLC. was started in January of 2023. Its intended use is to be a parent company for its two subsidiaries, WET Environmental Engineering (2018) and W3 Technologies (2021).

The company is comprised of three owners: Dustin Wuis, Wade Hale, and Kyle Walters. Currently 3W is based out of a small shop in Laotto, IN. The three men currently live, and are raising their families, in Whitley County and decided it was the best course of action for their company to be based out of the county that that they choose to reside in. The Company's two subsidiaries primary focus is to Design, Build, Construct, Operate and provide treatment products to all aspects of the wastewater, Agricultural and Environmental industries.

## **WET Environmental Engineering**

- Design, Build and Troubleshoot municipal or industrial wastewater plants.
- Municipal and Industrial Operations Management
- Certified Wastewater Operators
- Lagoon Sonar Mapping / Sludge Studies
- Aeration / Gas Off Studies
- Aeration Equipment Sales and Installation
- Soil testing
- Lab Services
- Agricultural Consultation Services

## **W3 Technologies**

- Warehousing/ Toll Blending / Private Labeling
- Wastewater Treatment Products
- Biological Agricultural Additives
- Pond Treatments
- Septic Treatment

## Business Overview cont.

### Future Growth

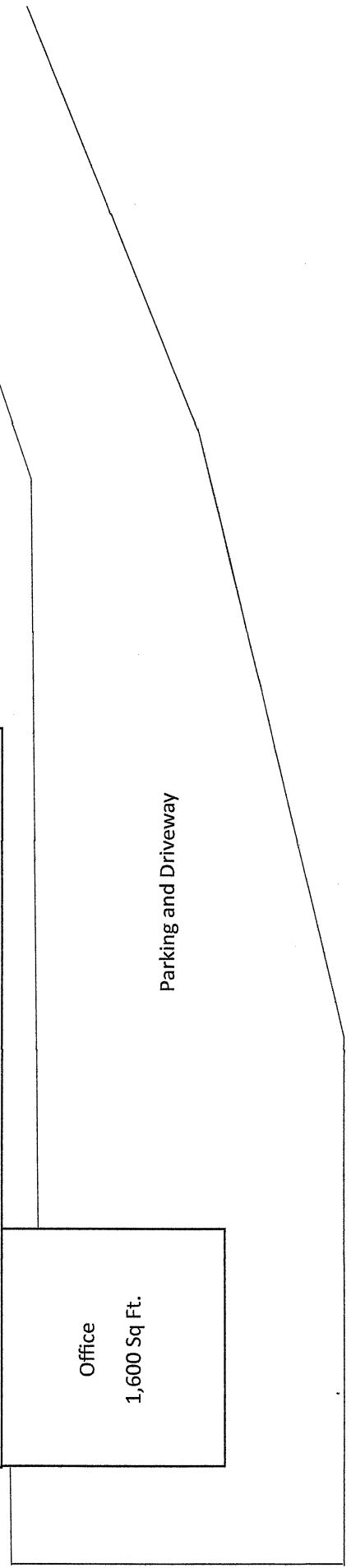
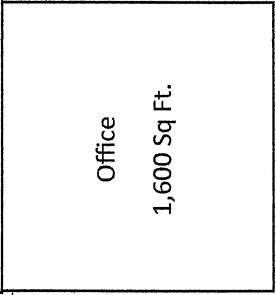
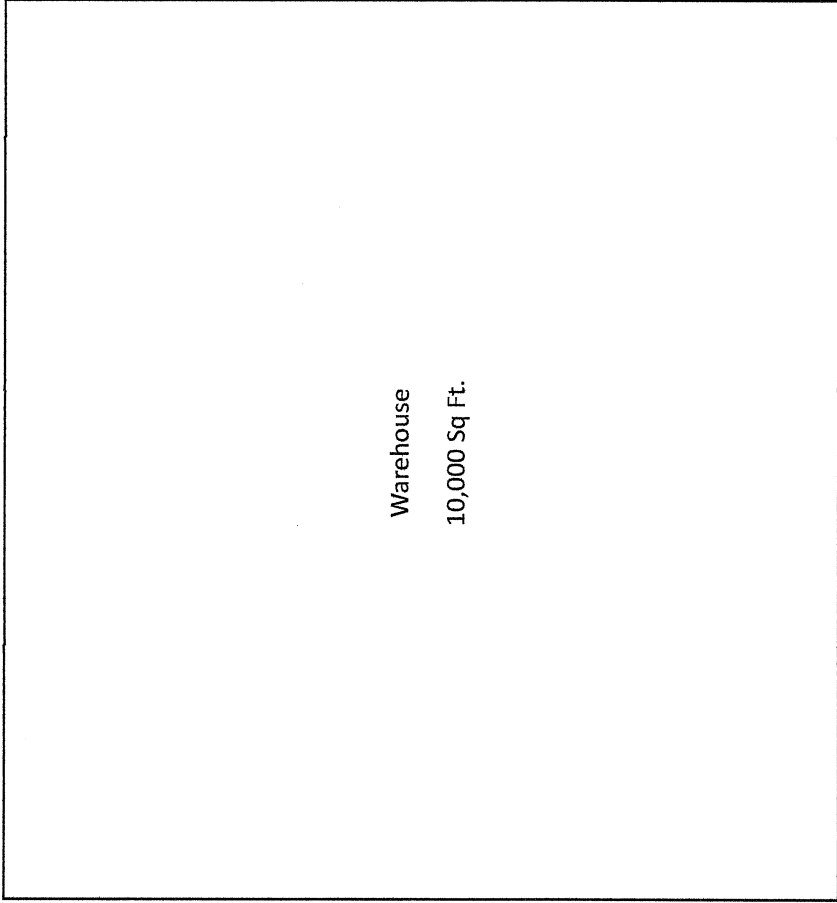
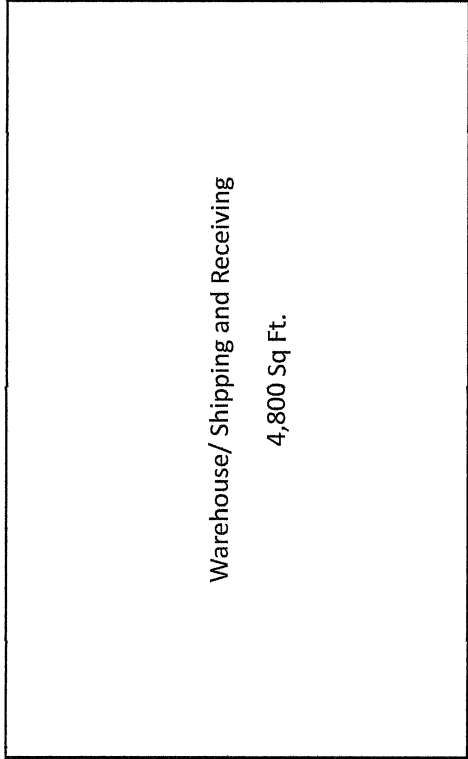
As opportunities become available daily, the company will continue to grow on the same trend that it has over the course of the last few years. WET Environmental, over the course of the last five years, has went from troubleshooting local wastewater problems to designing wastewater plants and writing compliance plans and operational guidelines in conjunction with agencies like Indiana Department of Environmental Management and the Environmental Protection Agency. W3 Technologies to continue to take on more accounts that require more space for inventory. We are hopeful and finding it necessary that hiring additional manpower to assist in the daily activities at the warehouse will be coming soon. However, the number of people working at this site will not exceed ten employees. Currently the operation is run by three people with the help of numerous private contractors.

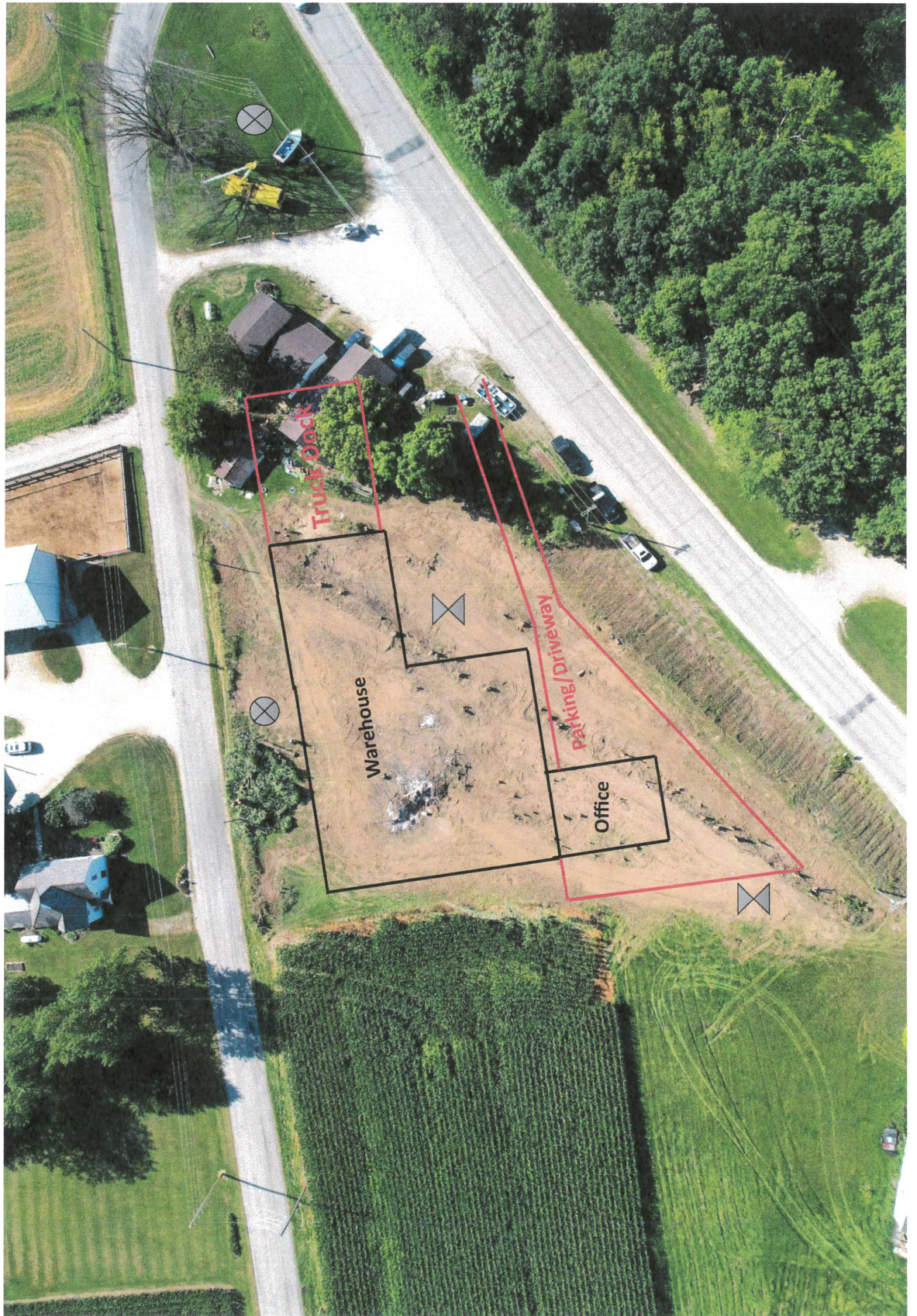
### Building Description

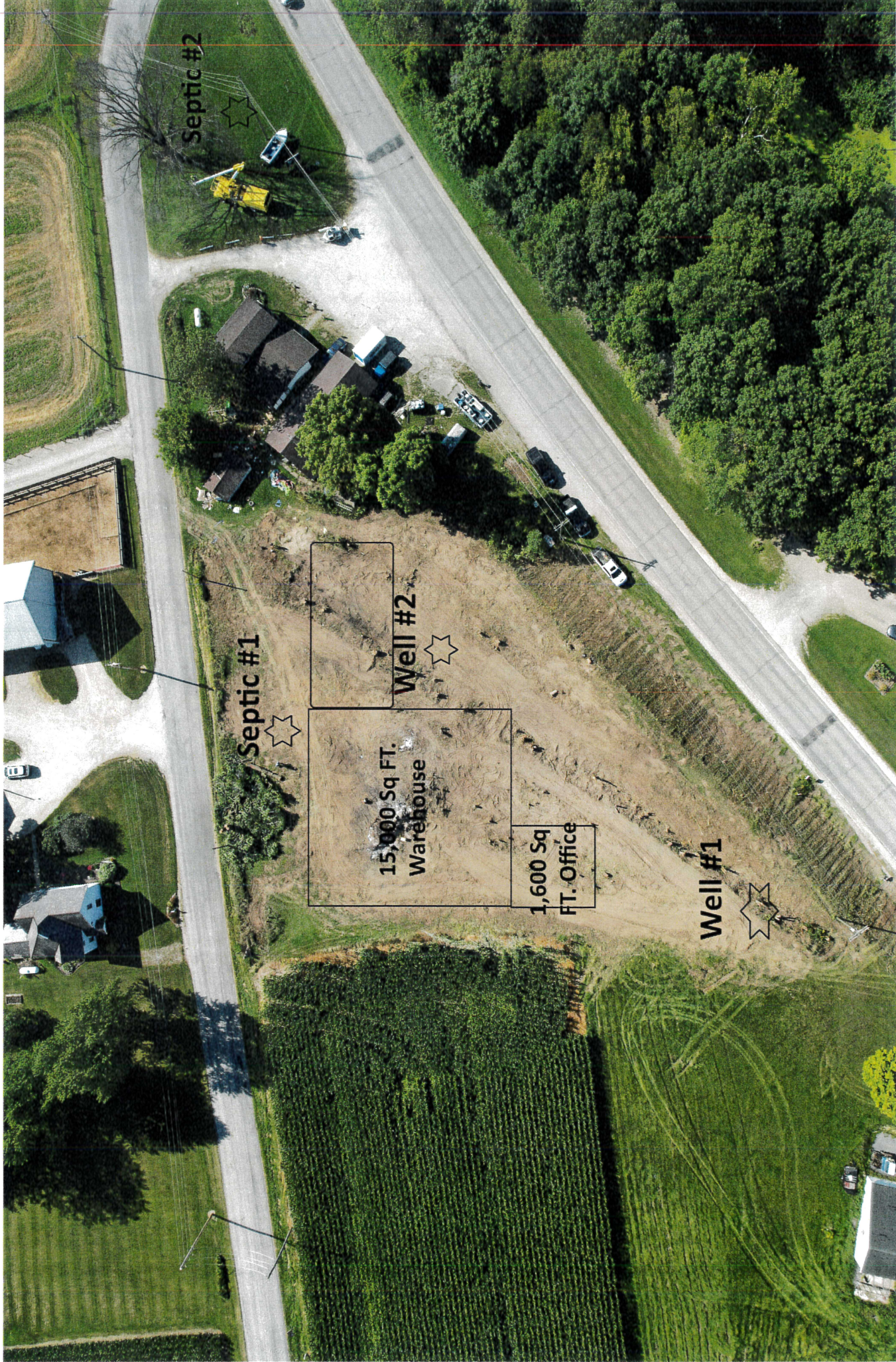
The proposed building will be constructed on an approximately 2 acre site that was purchased by 3W Holdings on August 25<sup>th</sup>, 2023. The land acquisition was a cash sale and is owned outright, without lien, by 3W Holdings LLC.

The proposed building would encompass a 15,000 Sq Ft. warehouse with an attached, two-story, 3,200 Sq Ft. office space. Two loading docks would be placed on the south side of the building. Within the warehouse would be a 1,500 Sq Ft. Biology brew room as well as a 1,500 Sq Ft. product mixing room. The office would include a lobby, 5 offices, 2 conference rooms and 2 bathrooms. By constructing this building, it will provide growth opportunities to 3W by enhancing warehouse space for current customers and offering the potential to lease out extra offices and/or warehousing opportunities. The hours for the two companies are approximately 7 AM to 5 PM. W3 Technologies as well as WET Environmental provides services all over Indiana, Michigan, Ohio and Illinois. The proposed building site offers the company a distinct advantage; being in close proximity to US 30 is helpful, not only for truck routes, but also as a streamlined route to reach all of their existing and future customers. The traffic that will be generated by this project should be minimal. The unique lot setup will provide an easy and accessible drive for eighteen wheelers (approximately 3 – 5 per day) that will be large enough to turn around and exit without hindering the flow of existing traffic.









Septic #2



Septic #1



Well #2



Well #1



15,000 Sq FT.  
Warehouse

1,600 Sq  
FT. Office