

Board of Zoning Appeals Meeting

12/15/15 7:00 PM - Called to order by President Roy

The Pledge of Allegiance was recited

Voice Roll taken-members Roy Middendorf, Richard Richardson, David Leas, Jim Biles all present. Kevin Fleetwood was absent.

Also present was attorney Chris Stephen.

11/17/15 minutes were approved.

Jim moved and Richard seconded to move item #5 to item #1 from agenda due petitioner's time available.

1-Fuelmaster LLC requested permanent variance to #155.07 City's Zoning Ordinance (CZO) to install a "Fiberglass Dinosaur" at 106 South Michigan Avenue. Anil Chugh rep of Fuelmaster (Sinclair) wants to open station the first week of January, 2016. He iterated he does not want to compromise safety. Joe Pastagal, adjoining property owner, wasn't favorable with Main Street location of dinosaur. Ron May does not think putting it on exterior would be allowed and recommended putting it north of building but not in any parking spaces. Jim moved and David seconded to allow variance subject to being in line. It passed 4-0.

2-Constellation Compressed Natural Gas LLC (CNG) asked for a variance to place more wall signs than the two permitted and with greater total area than the 42 sf permitted at 2240 North Michigan Avenue in a B-3 - heavy commercial district as required by 155.074 (A), (2) of CZO. CNG rep Brian Scholz indicated there could be up to 10 signs including card reader signs and pumps. He said this is the 7th station the company has rebranded and this is identical signage to the first six. Glenn Tebbe, City Planning Commission, said pump and card readers should not be considered signs. Jim moved and David seconded to allow the request. It passed 4-0.

3-The City of Greensburg requested a variance to CZO 155.074 (A), (1) to construct a sign with an area greater than the 220 sf permitted. Location is at the City's reservoir property at 2794 North Michigan Avenue. Signage would be 560 sf. Purpose is to promote the City of Greensburg with no commercial ads. Surrounding property is zoned I-2. City Councilman Glenn Tebbe stated that 4 of 5 councilmen did not okay the sign and said he thought the property was zoned B-3. He recommended delaying until idea is further developed.

Mayor Gary Herbert admitted the info was late but funding is not a problem. Roy stated the BZA must decide if this is possible under ordinance. All the hurdles with the state haven't been accomplished yet. Mayor-Elect Dan Manus would like to have INDOT approval before proceeding. Jim moved to allow but there was no second. The motion died.

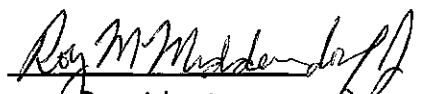
4-Gary R. Chambers requested a Conditional Use to operate a massage therapy studio as a home occupation at 1111 S. Erdman Road in an R-2 - One or Two Family Residential District as permitted by 155.074 (C) of CZO. He also requested approval of a sign for his home occupation as required by 155.017 (C) (1) (c) of CZO and requested a variance to allow a sign with an area of up to ten sf which is greater than two sf permitted by 155.073 (A) (2) of CZO. Also Mr. Chambers requested a variance to not provide landscaping within the parking as required by 155.090 (C) (2) of CZO. Fire Chief Mike Shantz asked if there was enough room for a fire truck. Ron indicated that there was. Adjoining property owner Darren Burkhart indicated that he saw no problem. David moved and Richard seconded to approve the variances. It passed 4-0.

5-Reclaim Yourself LLC requested a permanent Permitted Exception to operate a wellness and sports performance facility out of property located at 1413 North Liberty Circle Drive East as provided by 155.045 (B) of CZO. It is zoned I-1 -- Light Industrial. Ron sees no problem. Petitioner did not show. David moved and Jim seconded to table to January 2016 meeting. It passed 4-0.

6-Andy Scholle requested a permanent variance to not install curbing around parking areas and access drives as required by 155.090 (C) of CZO all at 212 West Main Street for not landscaping parking area. Mr. Scholle said no landscaping or curbing would be needed due to the land locking of the building. He will landscape on Main Street frontage. Jim moved and David seconded to approve request. It passed 4-0.

Meeting was adjourned at 8:26 PM.


Secretary


President