

**MINUTES
BOARD OF ZONING APPEALS
OCTOBER 24, 2016**

The Warsaw Board of Zoning Appeals met for regular session on Monday, October 24, 2016 at 7:00 p.m. in the City Council Chambers, 102 S. Buffalo Street, Warsaw, Indiana. The following members were present or excused:

Present: Tom Allen, Rick Keeven, Jeff Johnson, Jeremy Skinner (City Planner), Justin Taylor (Assistant City Planner), Kim Arnold (Recording Secretary), Mike Valentine (City Attorney)

Absent: Tammy Dalton, Dan Smith

CALL TO ORDER

Allen called the meeting to order.

The September 26, 2016 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the September 26, 2016 meeting minutes as presented; Johnson seconded the motion. The motion carried unanimously.

ORAL OR WRITTEN COMMENTS OR REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

Item 2016 - 10 - 01 - Variance from Development Standards- Allow Permanent Frame to House Temporary Sign-122 E. Center St. - Assistant Planner Taylor gave a brief explanation of the request. The petitioner is requesting a Variance from Development Standards to allow for the installation of a permanent 10'x 20' frame to house banner signs. While we have confidence that Centurylink will keep the sign in good condition. Allowing a business to use temporary sign material in a permanent application may open the door to other businesses that may be less likely to keep signs in optimal condition.

13.4.3.1. Temporary signs. A temporary sign shall be permitted, provided that:

- E Use of temporary signs shall not exceed a total of 180 days of use per business in a calendar year.
- K No sign originally manufactured, constructed or intended for use as a temporary sign shall be used as a permanent sign nor shall any temporary sign be converted to use as a permanent sign. Because of the added structural needs of permanent mounted signs, and the usual lack of a proper internal structure in temporary signs, they may not become permanent signs, and no sign permit will be issued for such installation.

Recommendation:

- The requested use will not be injurious to the public health, safety, morals, and general welfare of the community.
- The use and value of the area adjacent to the property will not be affected in a substantially adverse manner.
- The strict application for the terms of the Zoning Ordinance will not constitute an unnecessary hardship in the use of the property.

Attachments:

- 1) Findings of Fact
- 2) Sign Materials
- 3) Aerial photo
- 4) Elevation

Allen opened the meeting to any person wishing to speak in favor or against the petition. Chad McKinley, the petitioner, and Pat Welch of Centurylink were present to explain the request and answer any questions. Chad McKinley explained the material that would be used and durability factors that would contribute to the length of use. He answered questions of the board members.

Allen closed the meeting to the public as there was no other person present to speak for or against the petition. Discussion followed.

Keeven made a motion to deny **2016-10-01 – Variance from Development Standards- Allow Permanent Frame to House Temporary Sign- 122 E Center Street-** and requested it be put on the next agenda for the Plan Commission. Johnson seconded the motion. The motion carried unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- Next meeting will be Monday, November 28, 2016

Keeven made a motion to adjourn the meeting. Johnson seconded the motion. The motion carried unanimously.

Tom Allen, President

Kim Arnold, Recording Secretary