

MINUTES
BOARD OF ZONING APPEALS
January 23, 2017

The Warsaw Board of Zoning Appeals met for regular session on Monday, January 23, 2017 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, Tammy Dalton, Jeff Johnson, Jeremy Skinner (City Planner), Justin Taylor (Assistant City Planner), Kim Arnold (Recording Secretary), Mike Valentine (City Attorney)

Absent: Dan Smith

CALL TO ORDER

Allen called the meeting to order.

Mayor Thallemer presented the Oath of Office to Jeff Johnson.

The November 28, 2016 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the November 28, 2016 meeting minutes as presented; Dalton seconded the motion. The motion carried unanimously.

The December 27, 2016 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the December 27, 2016 meeting minutes as presented; Dalton seconded the motion. The motion carried unanimously.

Motion was made by Dalton to retain the same officers as 2016. Johnson seconded the motion. The motion carried unanimously. Tom Allen is President. Rick Keeven is Vice President.

ORAL OR WRITTEN COMMENTS OR REPORTS

None

OLD BUSINESS

Item 2016 – 12 - 01 – Variance from Development Standards- Allow Freestanding Sign in an R-2 District- Allen turned the meeting over to Assistant Planner Taylor. The applicant's property has been used for different commercial and professional office uses over the last 12 years. It was granted a use variance in December of 2004. As part of the original use variance, it was granted one free standing sign consisting of a non-lit maximum 16 sq. ft. sign. Global Star is requesting a variance from development standards to place a 12 sq. ft. non-lit sign with a height of 4-foot (see attached image).

This property is located within the overlay district along Center Street. As part of that overlay district professional uses are recommended along the Center Street corridor, and this property was formally used in this capacity under those regulations for the last 12 years. The signs previously located on this property have been removed.

The applicants request is consistent with the previously allowed variances from development standards for commercial signs located (max 16 sq.ft.) within the Center Street Overlay District. It is Taylor's recommendation that the Board could reasonably provide positive findings of fact in order to grant approval for the requested variance from development standards.

- The property has previously been used in a commercial capacity.
- The property has previously provided the necessary parking, screening and landscaping as required per the overlay district.
- The BZA has historically granted variances for a non-lit maximum 16 sq.ft. sign within the overlay district.

Allen opened the meeting to any person wishing to speak in favor of the petition. Scott Gray, of Graycraft Signs was present to answer any questions about the request. No other person was present to speak in favor of the request. Allen closed the meeting to any person wishing to speak in favor of the request.

Allen opened the meeting to any person wishing to speak against the petition. No person was present to speak against the petition. Allen closed the meeting to the public.

Motion was made to approve *Item 2016 – 12 - 01 – Variance from Development Standards- Allow Freestanding Sign in an R-2 District* by Johnson. Dalton seconded the motion. The motion carried unanimously.

NEW BUSINESS

None

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- Next meeting will be Monday, February 27, 2017

Keeven made a motion to adjourn the meeting; Dalton seconded the motion. The motion carried unanimously. The meeting was adjourned.

Tom Allen, President

Kim Arnold, Recording Secretary

