

**MINUTES  
BOARD OF ZONING APPEALS  
JULY 22, 2019**

The Warsaw Board of Zoning Appeals met for regular session on Monday, July 22, 2019 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, Dan Smith, Tammy Dalton, Jeff Johnson, Richard Helm (sitting in for Scott Reust), Justin Taylor (Senior Planner), Kim Arnold (Recording Secretary)

Absent: Scott Reust (City Attorney)

**CALL TO ORDER**

Allen called the meeting to order.

The June 24, 2019 meeting minutes were reviewed and presented for approval. Smith made a motion to approve the June 24, 2019 meeting minutes as presented. Dalton seconded the motion. The motion carried unanimously.

**ORAL OR WRITTEN COMMENTS OR REPORTS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

*Item 2019-07-01 – Variance from Development Standards – Allow 25’ Sign in an I-2 Zoning District-* Allen turned the meeting over to Senior Planner Taylor. The petitioner is requesting a Variance from Development Standards to allow a 25’ sign in an I-2 zoning district. 12-feet is the maximum permitted height in all industrial districts. The petitioner is concerned that a 12-foot sign will not be noticeable from US 30. Historically, this board has approved variance requests to alter height restrictions for signage along the US 30 corridor.

13.4.3.3. Additional regulations by zoning district.  
I-1, I-2, I-3 Industrial Districts

A. One monument sign is permitted for every frontage on a public road. (e.g. interior lots = 1, corner lots = 2)

a. 120 square feet maximum area per individual sign, 200 total.

b. 12 feet maximum height.

B. In addition, temporary signs are permitted, subject to section 13.4.3.1.

C. In addition, wall signs are permitted up to 1.5 square feet in area per linear foot of road frontage, up to a maximum of 40% coverage.

a. For lots with multiple businesses, wall signs are permitted up to 1.5 square feet in area per linear foot of the individual businesses' façade with a maximum of 40% coverage.

D. In addition, window signs are permitted up to 40% coverage of all windows combined.

Based on the information provided, it is the opinion of the Planning Department that this case could be viewed favorably, when measured by the criteria delineated within the Findings of Fact.

Allen opened the meeting to any person wishing to speak in favor or against the petition. Mark Ritchie, from RWL Signs and representing Greenmark Equipment, was present to answer questions and explain the request. Smith asked the distance from US 30 to the proposed sign. Ritchie did not have an exact number but stated it would be at least 70' and well behind the existing fence. No other person was present to speak in favor or against the petition. Allen closed the meeting to the public.

Motion was made by Smith to approve *Item 2019-07-01 – Variance from Development Standards – Allow 25' Sign in an I-2 Zoning District*. Dalton seconded the motion. The motion passed unanimously.

***Item 2019-07-02- Use Variance- 112 E. Center St. - Allow A Tattoo Parlor in a C-4-Nathan Prieshoff-*** Allen turned the meeting over to Senior Planner Taylor. Taylor explained the notification in the local newspaper was not published ten days before the meeting which is necessary by law. Taylor recommended the item be tabled until the August meeting. Dalton made a motion to table ***Item 2019-07-02- Use Variance- 112 E. Center St. - Allow A Tattoo Parlor in a C-4-Nathan Prieshoff.*** Johnson seconded the motion. The motion passed unanimously.

## **OTHER MATTERS THAT MAY COME BEFORE THE BOARD**

- Next meeting will be August 26, 2019

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

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Tom Allen, President

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Kim Arnold, Recording Secretary

