

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY  
LAFAYETTE DIVISION  
March 20, 2023

The City of Lafayette Board of Zoning Appeals met in regular session on Monday, March 20, 2023 at 4:00 PM. Members present were: Dave Williams, Dick Murray, Bob Metzger, and Carlynn Smith.

Mr. Murray moved to approve the minutes of the previous meeting as distributed; second by Mr. Metzger. The motion passed by unanimous voice vote.

NEW BUSINESS

2023-7        DEFOUW CHEVROLET INC. Multiple variances for property located at 178 SAGAMORE PKWY S:

- 1) Variance to allow a total sign area of 285.58 SF instead of the allowed 60 SF.
- 2) Variance to allow a freestanding sign setback of 6.25 feet instead of the required 36 feet.

Ms. Smith moved to hear and approve the petition; second by Mr. Murray. Chris Shelmon, agent for the petitioner presented the petition. The petitioner, Grant Gernhardt, was also present.

Mr. Shelmon explained that the first two petitions are related, both are within the overall DeFouw campus. DeFouw is moving their truck center to facilitate the construction of the new Nissan dealership. This will require moving the existing freestanding sign for the truck center to space occupied by the BMW dealership. This creates a need to ask for a variance to increase the sign area for the BMW site even though the total sign area for the entire campus is not changing due to this sign relocation. Mr. Shelmon pointed out the existing and proposed sign locations on the provided site plan.

The Board voted by ballot:

- 1) 4 yes 0 no. Petition GRANTED.
- 2) 4 yes 0 no. Petition GRANTED.

2023-8        DEFOUW CHEVROLET INC. Multiple variances for property located at 410 SAGAMORE PKWY S:

- 1) Variance to allow a total sign area of 276 SF instead of the allowed 60 SF.
- 2) Variance to allow a 3.6% vegetative cover instead of the required 10%.

Mr. Metzger moved to hear and approve the petition; second by Mr. Murray. Chris Shelmon, agent for the petitioner presented the petition. The petitioner, Grant Gernhardt, was also present.

Mr. Shelmon explained DeFouw acquired the Nissan dealership a couple of years ago. It makes sense to move this dealership to the DeFouw campus on Sagamore Parkway from the current location at South and Creasy. This will be a brand-new facility; it will include a large new showroom. The proposed greenspace is actually an increase from the existing conditions. They have worked to improve drainage and add this greenspace. The sign space being requested is conservative as it includes generic non-commercial signage.

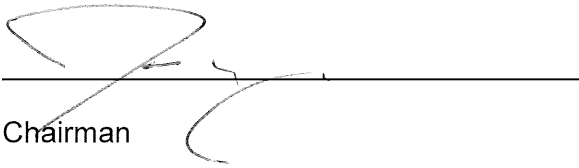
The Board voted by ballot:

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- 2) 4 yes 0 no. Petition GRANTED.

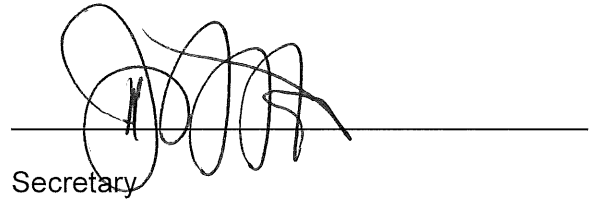
2023-9          CONTINUED

An informal discussion regarding updates to the BZA By-Laws took place after the petitions were heard.

The next meeting of the Lafayette Board of Zoning Appeals will be on Monday, April 17, 2023 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:15 PM.



Chairman



Secretary