

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION

February 18, 2020

The City of Lafayette Board of Zoning Appeals met in regular session on Tuesday, February 18, 2020 at 4:00 PM. Members present were: Jackson Bogan, Tracy Walder, Dave Williams, and Dick Murray.

The meeting was called to order by Jackson Bogan. Ms. Walder moved to approve the minutes of the previous meeting as distributed; second by Mr. Williams. The motion passed by unanimous voice vote. Mr. Bogan stated that the new business would be discussed before the old business.

NEW BUSINESS

2020-5 Petition filed by MATTHEW J. & VICTORIA A. METZGER for a variance to reduce the side yard setback (Freiberger Ln.) to 5' instead of the required 25'. Property located at 511 OAKLAWN DR.

Ms. Walder moved to hear and approve the petition; second by Mr. Williams. Chris Shelmon, agent for the petitioner, presented the petition. Matthew Metzger was also present.

Mr. Shelmon stated that the request is for a new detached garage in a unique part of the town. The property in question is surrounded by three city roads and Freiberger Lane is no longer a through street. This road now services the Metzger's existing driveway and a neighboring property.

Mr. Shelmon stated that the neighbors had been notified of the request and were unconcerned. The purpose of the placement of the proposed garage is so the property owners can preserve as much of their landscaping as possible. The placement will also provide the easiest access to a new detached garage.

Mr. Shelmon passed out photos from the property to show the placement of the proposed garage. Any other placement on the property would require the removal of existing landscaping or a longer hard-surfaced driveway. Mr. Williams asked where the access point would be and Mr. Shelmon indicated that the drive entrance would remain on Freiberger Lane.

Mr. Shively read three letters that were submitted for this petition. One letter did not express concerns over the proposal and deferred to the neighbors who would have a better view of the proposed garage. The remaining two letters expressed support of the proposed garage.

The Board voted by ballot:

- 1) 4 yes 0 no. Petition GRANTED.

OLD BUSINESS

2019-30 Petition filed by DAVE BRINK for multiple requests for property located at 4713 MEIJER CT.

- 1) Variance to allow a total sign area of 473.04 SF instead of the allowed 40 SF.
- 2) Variance to allow a total freestanding sign area of 98 SF instead of the allowed 40 SF.

3) Variance to allow a freestanding sign setback of 8' instead of the required 20'

This petition was continued from the January 21, 2020 meeting.

Ms. Walder moved to hear and approve the petition; second by Mr. Williams. Dave Brink, agent for the petitioner, presented the petition. Scott Pokorny, property manager for Belle Tire, was also present.

Mr. Brink went over the normal signage that Belle Tire likes to provide at their locations. This signage is important for the business and for promoting their brand, but he understands that the request is well above what would normally be allowed. Because of this, Mr. Brink presented an alternative to the original requests that uses smaller signs. In this new request, the Belle Tire logos are smaller and the advertising letters are smaller. Mr. Bogan asked Mr. Brink if he knew the new total request with the smaller signage. Mr. Brink stated that the new building signage would amount to 257 square feet instead of the original 375 square feet request. Along with the building signage reduction, Belle Tire would also be willing to reduce the size of their proposed freestanding sign. The original proposed freestanding sign was 98 square feet but the new proposal would bring the size down to 80 square feet.

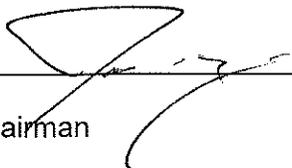
Mr. Murray double-checked to make sure the new total sign area request was 337 square feet. Mr. Brink confirmed that 337 square feet would be the new total sign area request. Mr. Bogan reiterated the amended requests for the petition for the record. There was a discussion about the setback request and Mr. Shively indicated that the request could remain unchanged. Mr. Bogan asked if the new proposed freestanding sign would create any vision issues and Mr. Shively stated that it would not be a problem. Ms. Walder made a motion to amend the petition requests to the reduced sign sizes as discussed; second by Mr. Williams.

Tyler Ochs with Ball Eggleston spoke on behalf of Purdue Federal Credit Union. Mr. Ochs stated that they were unaware that there would be a reduction in the sign sizes but that they would be in favor of any reduction in size of the originally-proposed signage. He believes the amended sign sizes more closely reflect what is existing in this area and that they are less opposed to the petition than they were initially.

The Board voted by ballot:

- 1) 4 yes 0 no. Petition GRANTED. (Total sign area of 337 SF)
- 2) 4 yes 0 no. Petition GRANTED. (Total freestanding sign area of 80 SF)
- 3) 4 yes 0 no. Petition GRANTED. (Freestanding sign setback of 8')

The next meeting of the Lafayette Board of Zoning Appeals will be on Monday, March 16, 2020 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:25 PM.


Chairman


Secretary