

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION

February 21, 2017

The City of Lafayette Board of Zoning Appeals met in regular session on Tuesday, February 21, 2017 at 4:00 PM. Members present were: Jackson Bogan, Tracy Walder, David Lahr, and Kathy Davis. The meeting was called to order by Mr. Bogan.

Ms. Walder moved to approve the minutes of the previous meeting as distributed; second by Ms. Davis. The motion passed by unanimous voice vote.

NEW BUSINESS:

2017-6 Petition filed by DYKE NELSON, WND LAFAYETTE, LLC for variance to allow 32 parking spaces instead of the required 48 spaces. Property located at 217 N 6TH ST. And

2017-7 Petition filed by DYKE NELSON, WND LAFAYETTE, LLC for variance to allow 24 parking spaces instead of the required 36 spaces. Property located at 221 N 6TH ST.

Ms. Walder moved to hear and approve both petitions, second by Ms. Davis. Dyke Nelson, petitioner, approached the Board and requested a continuance for both petitions.

Ms. Walder moved to continue both petitions, second by Ms. Davis. The motion passed by unanimous voice vote. The petitions will be heard on Monday, March 20, 2017.

2017-8 Petition filed by DEYLEN REALTY, INC for variance to allow 1435 SF total sign area instead of the maximum allowed 80 SF. Property located at 101 MAIN ST.

Ms. Walder moved to hear and approve the petition, second by Ms. Davis. Mark DeYoung, agent for the petitioner, presented the petition. Lorenzo Giple, petitioner, was also present.

Mr. DeYoung stated that the project is at 101 Main Street next to Riehle Plaza and is under construction. He introduced Mr. Giple to give a description of the project. Mr. Giple stated that the building will be about 20,000 SF for Old National Bank, 80,000 SF for apartments, and 4,000 SF for retail. The apartments will wrap around Old National Bank which will be at the corner of Columbia and Second. They will have about 40 parking spaces at grade and about 105-110 spaces below grade for the apartments. Old National Bank will be two stories; the apartments will be five stories overlooking the tracks.

Mr. DeYoung stated that the variance request is large, 1735 SF of signage versus 80 SF which is allowed. He has two main points. First, this is a unique, multi-use riverfront development. Being on the river is a factor for the amount of signage needed. They have multiple frontages including the river and the approach from the west side, Columbia Street. Second, the request is consistent with a previous request in 2015 for Centier Bank on the Chase Tower. Across the street they received a variance for 1460 SF.

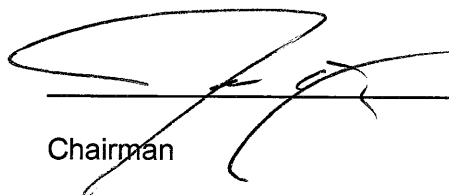
Mr. DeYoung directed the Board to the submitted exhibit package. The first page is a site plan. The project extends from Main and Columbia between First and Second. First Street is no longer there. The

next page shows the "MARQ" sign; this is the name of the development. This sign is 155 SF and will be on the east side of the building facing south. On the same side of the building are two building signs for Old National Bank. The sign above the door is 42 SF the higher sign is 84 SF. Page three shows the large sign for Old National Bank. This sign is 1092 SF; this area includes the letters and logo. This sign is on the roof above the apartments on the west side of the building at the south end. The next page shows the MARQ sign with dimensions and dimensions of the other Old National Bank signs. The next page shows tenant signage. These signs will be at the northeast corner of the building facing to the north towards Riehle Plaza and to the east to Chase Tower. There are three signs totaling 62 SF, they are 10, 8, and 44 SF each. The next page is another picture of the big Old National Bank sign. Mr. Bogan asked if this sign faces the river. Mr. DeYoung answered that it does, it is at the south end of the west face. Mr. Bogan asked if it will not be seen behind the building. Mr. DeYoung answered that was correct, the sign will be lighted but only visible from across the river. The last pages show the riverfront project on the west side of the building.

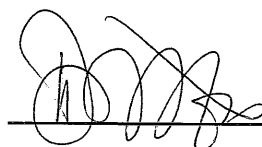
Mayor Roswarski spoke in favor of the petition. He has worked with the Deylen group and Dennis Carson on this project from day 1; it is 26 million dollar project in downtown. With his involvement with the Wabash River Enhancement Corporation, they have worked with the Deylen group on the riverfront promenade. This is the first part of the riverfront project. They have also worked with Deylen to tie this project into Riehle Plaza. The group did discuss this sign package with him.

The Board voted by ballot: 4 yes 0 no. PETITION GRANTED

The next meeting of the Lafayette Board of Zoning Appeals will be on Monday, March 20, 2017 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:17 PM.



Chairman



Secretary