

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY  
LAFAYETTE DIVISION

March 18, 2019

The City of Lafayette Board of Zoning Appeals met in regular session on Monday, March 18, 2019 at 4:00 PM. Members present were: Jackson Bogan, Tracy Walder, Dave Williams, Jake Gray, and David Lahr.

The meeting was called to order by Mr. 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.

NEW BUSINESS

2019-6 Petition filed by MEGA FOODS LLC for multiple requests for property located at 3540 SR 38 E:

- 1) Variance to allow two building signs instead of the allowed 1 sign.
- 2) Variance to allow a total sign area of 200 SF instead of the allowed 100 SF.

Ms. Walder moved to hear and approve the petition, second by Mr. Williams. Ryan Munden, agent for the petitioner, presented the petition. The petitioner, Pat O'Neil, was also present.

Mr. Munden stated that in 1995 a variance was approved which would allow this specific unit to have one sign only, 100 SF. The purpose of this request is to get a variance from that previous variance to allow two signs rather than one and a total of 200 SF from the original 100 SF. We satisfy all of the ballot items. This situation is unique because there is no room on the existing freestanding signage to allow for Noble Romans. This is also a corner unit.

Mr. Williams asked for clarification on the size of the existing signs. Mr. O'Neil responded that he does not know the exact size but he was able to share a photograph. Mr. Gray asked for clarification on the size of the use. Mr. O'Neil responded that they are carving out the corner, there will then be space available on both sides of them.

The Board voted by ballot:

- 1) 5 yes 0 no. Petition GRANTED.
- 2) 5 yes 0 no. Petition GRANTED.

2019-7 Petition filed by CHICK-FIL-A, INC for multiple requests for property located at 50 N CREASY LN:

- 1) Variance to allow a frontage setback of 41.2' instead of the required 60' (Creasy Lane frontage).
- 2) WITHDRAWN
- 3) WITHDRAWN
- 4) WITHDRAWN
- 5) Variance to allow a freestanding sign setback of 5' instead of the required 10' (Creasy Lane frontage).

6) Variance to allow a total sign area of 309 SF instead of the allowed 176 SF.

Ms. Walder moved to hear and approve the petition, second by Mr. Williams. The petitioner, Jason Hill, presented the petition. Joe Vavrina, agent for the petitioner, was also present.

Mr. Hill stated they are proposing to move into the vacant Don Pablos location. The site provides much more parking and a more efficient layout. To get the building situated in a location similar to Don Pablos with the drive-thru circulation is the reason for the setback request as well as the right-of-way taking on Creasy. Given our prominent location and the ability to approach from all sides is the reason for the sign requests. This will help our customers navigate this site to our location. Our building design is prototypical.

Mr. Williams and Mr. Bogan asked for clarification on the location of parking. Mr. Hill referred to the submitted site plan and indicated that the parking layout will not change and there will not be additional parking on the perimeter outside the drive-thru.

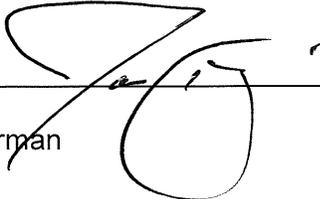
Mr. Bogan asked for clarification on the freestanding signs. Mr. Hill clarified the locations of the pole sign and the monument sign. Mr. Bogan asked if there would be a safety concern with the proposed monument sign location. Secretary Griffie responded that the Engineering Department does not have a safety concern with the proposed location.

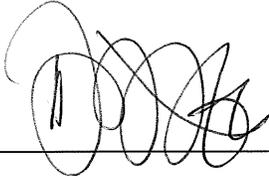
Mr. Lahr asked for clarification on the height of the proposed freestanding signs. Mr. Williams asked about existing signage. Mr. Hill stated the monument sign is shorter than the pole sign and that the proposed signs will be new signs, but the pole sign will generally be in the same location as the existing pole sign. Mr. Lahr asked if they would abandon the other location. Mr. Hill responded that they will be.

The Board voted by ballot:

- 1) 5 yes 0 no. Petition GRANTED.
- 2) WITHDRAWN
- 3) WITHDRAWN
- 4) WITHDRAWN
- 5) 5 yes 0 no. Petition GRANTED.
- 6) 5 yes 0 no. Petition GRANTED.

The next meeting of the Lafayette Board of Zoning Appeals will be on Monday, April 15, 2019 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:18 PM.

  
Chairman

  
Secretary