

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION

June 17, 2019

The City of Lafayette Board of Zoning Appeals met in regular session on Monday, June 17, 2019 at 4:00 PM. Members present were: Dave Lahr, Tracy Walder, Dave Williams, and Jackson Bogan.

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

2019-16 Petition filed by TWPS LAFAYETTE INC. for multiple requests for property located at 1165 S. CREASY LN.:

- 1) Variance to allow a total sign area of 347.84 SF instead of the allowed 66 SF.
- 2) Variance to allow a freestanding sign area of 113.41 SF instead of the allowed 60 SF.

Ms. Walder moved to hear and approve the petitions, second by Mr. Williams. Dan Teder, agent for the petitioner, presented the petition. The petitioner, Randy Woolridge, was also present.

Mr. Teder stated that he has presented petitions for this property in the past regarding signage and that all variances were passed. However, Mr. Teder recently met with the Engineer's Office and determined that the previous sign square footage at this site was incorrect. This new petition is the correct square footage for the signage at this site. These new variances will correct the previous errors and will allow the petitioner to put up a new sign. Mr. Teder and the petitioner believe the sign sizes are reasonable and respectfully requested support for the variances.

After some clarifications on the previous discrepancies of the sign sizes, the board voted by ballot:

2019-16:

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

2019-17 Petition filed by GARY W. SCHROEDER for multiple requests for property located SOUTH OF BAYLEY DRIVE AND HATKE DRIVE, NORTHEAST OF WINSTONE DRIVE:

- 1) Variance to reduce the rear yard setback to 25' instead of the required 40' on Lots 25, 26, and 28 of Raintree Medical Park.
- 2) Variance to reduce the side yard setback to 10' instead of the required 30' on Lots 20 and 25 of Raintree Medical Park.

Ms. Walder moved to hear and approve the petitions, second by Mr. Williams. Joe Bumbleburg, agent for the petitioner, presented the petitions. The petitioner, Gary Schroeder, was also present.

Mr. Bumbleburg stated that the petitioner had previously started to develop this area but within that timeframe, the setback requirements changed. What they are really doing is going back to the rule that was in effect when the project started. Mr. Bumbleburg also clarified that since they are still in the planning process, the legal description will refer to parts of the "preliminary plat." They want to get the variances granted now before the Final Plat goes through. There are apartments next door and the demand for medically-related units is starting to come back in the community.

Mr. Bumbleburg stated that there is no harm in these variances and the setback variances requested are routinely granted in this area. The general welfare is going to be helped by having the medically-related uses in this area and all they're doing is cleaning up something and preparing for the future.

Mr. Schroeder indicated that the current infrastructure was built under the older standards and the requests are to help legitimize what is already existing since he can't go back in and change what was put in place.

The Board voted by ballot:

2019-17:

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

2019-18 Petition filed by CENTIER BANK for multiple requests for property located at 1921 VETERANS MEMORIAL PARKWAY S.:

- 1) Variance to allow a freestanding sign height of 19' instead of the allowed 18'
- 2) Variance to allow a freestanding sign area of 120 SF instead of the allowed 60 SF.
- 3) Variance to allow a total sign area of 158 SF instead of the allowed 66 SF.

Ms. Walder moved to hear and approve the petition, second by Mr. Williams. Joe Bumbleburg, agent for the petitioner, presented the petitions. The petitioner, Joseph Howarth, was also present.

Mr. Bumbleburg stated that they are changing out signage that is currently existing and are simply updating it. These variances are very similar to other variances granted in this area and these new signs will help customers on Veterans Memorial Parkway clearly see the bank. They discussed the proposed signage with the Engineer's Office and believe that they follow all of the ballot requirements so they respectfully requested support for the variances.

The Board voted by ballot:

2019-18:

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

2019-19

Petition filed by SAGAMORE READY MIX for multiple requests for property located at 2149 WABASH AVE.:

- 1) Variance to eliminate the Type C Bufferyard, plant units, and bufferyard width requirements along the northern and eastern property lines which border a PDRS zone.
- 2) Variance to eliminate the bufferyard requirement for open uses on all sides of the property.
- 3) Variance to eliminate the 6' high security fence requirement on all sides of the property.
- 4) Variance to allow a vegetative coverage of 0% instead of the required 20%.

Ms. Walder moved to hear and approve the petitions, second by Mr. Williams. Dan Teder, agent for the petitioner, presented the petition. The petitioner, Sean Sullivan, was also present.

Mr. Teder stated that the petitioner is planning on building a batch plant at this site. This area is zoned I3 except for a small tract that is zoned R1 to the south. They are currently going through the process of rezoning the R1 tract to I3. Mr. Teder supplied a handout to the board that shows a proposed building on the site and a sound wall. Techspan owns this property and Sagamore Ready Mix will be leasing a portion of it for their batch plant. The site plan shows where the batch plant will be located and it shows the landscaping that will be along Wabash Avenue for the overall plan.

They met with the Engineer's Office and the mayor is on board with the project. They believe the overall project will improve the location and they are still going to put a security fence along the north and east portion of the property. They respectfully requested support for the variances.

Mr. Bogan asked for clarification on the 0% vegetative coverage and Mr. Teder stated that the vegetative cover request was only for the proposed batch plant.

The Board voted by ballot:

2019-19:

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

2019-20

Petition filed by ARCP MT LAFAYETTE IN LLC for variance to allow a total sign area of 421 SF instead of the allowed 279 SF. Property located at 100 S. CREASY LN.

Ms. Walder moved to hear and approve the petitions, second by Mr. Williams. Chris Shelmon, agent for the petitioner, presented the petition. The petitioner, Kathy Collier, was also present.

Mr. Shelmon stated that Burlington was looking to make an investment in the Lafayette area by taking over the previous Gander Mountain site. The proposed sign would be the third largest sign in Lafayette Pavilions behind Hobby Lobby's sign and Gordman's sign. The sign would be 1,300' from the corner of Creasy and South Street and roughly 600' from the entrance to Lafayette Pavilions. They believe that the proposed

signage fits within the character of this area and is designed to take advantage of the new façade with a cleaner look.

Ms. Collier stated that they would have around 75 to 80 associates for the grand opening which would go down to around 40-50 which would flex during the holiday season. They will have 2 full-time salaried managers and 10 full-time associates. She stated that Burlington gives back to the community and they invest in local schools.

Mr. Shelmon respectfully requested support for the variance.

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

2019-21 Petition filed by FIRST FARMERS BANK & TRUST for variance to allow a total sign area of 73.1 SF instead of the allowed 66 SF. Property located at 3510 STATE ROAD 38 E.

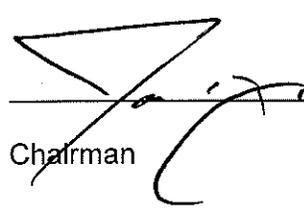
Ms. Walder moved to hear and approve the petitions, second by Mr. Williams. Tade Powell, agent for the petitioner, presented the petition.

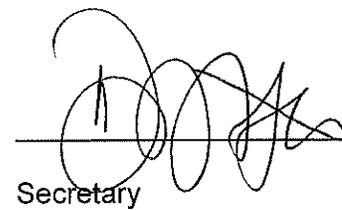
Mr. Powell stated that the variance is similar in scope to other variances granted in the past in this area. The new signage will help with branding and visibility. Mr. Powell respectfully requested support for the variance.

Mr. Williams asked if the proposed signage was similar to what was in place when Lafayette Savings was located at this site. Mr. Powell stated that it is very similar.

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, July 15, 2019 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:35 PM.


Chairman


Secretary