

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY  
LAFAYETTE DIVISION  
February 21, 2023

The City of Lafayette Board of Zoning Appeals met in regular session on Tuesday, February 21, 2023 at 4:00 PM. Members present were: Jackson Bogan, Dave Williams, Bob Metzger, and Carlynn Smith.

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

Dick Murray joined the meeting after the approval of minutes.

OLD BUSINESS

2023-1        ANCHOR SIGN, INC. Variance to increase the total sign area to 211.5 SF instead of the allowed 115 SF. Property located at 2432 TEAL RD.

Mr. Williams moved to hear and approve the petition; second by Mr. Metzger. The petitioners, Russ Hire and Jim Hirni, presented the petition.

Mr. Hirni explained the corporate branding for the combination of Family Dollar and Dollar Tree and the general operations for the locations where these two stores operate jointly. A general discussion with questions and answers about these general operations followed.

Mr. Hire explained that the reason for the variance is due to the setback distance from Teal Road. There are also obstructions by outlot stores between Teal Road and their location. The daily traffic volume on Teal Road is 13,354 and they expect this to increase after the current construction ends. This was followed by a brief discussion about the current construction on Teal Road.

Mr. Hire continued that the increased signage would help in these traffic conditions. Safety is important to Dollar Tree; they want to be good neighbors. There have been multiple variances previously approved in the area. He presented drawings and explained that the signage fits with their project.

Mr. Hirni added that there has been tenant turnover at this location. Dollar Tree has staying power and this additional signage will help them succeed at this location. A general discussion about other similar stores in the area followed as well as a discussion about the integrated center signage.

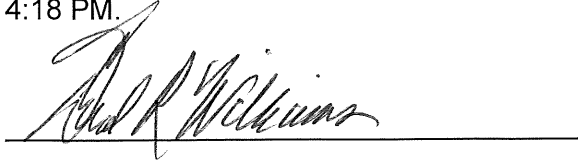
The Board voted by ballot:

- 1) 5 yes 0 no. Petition GRANTED.

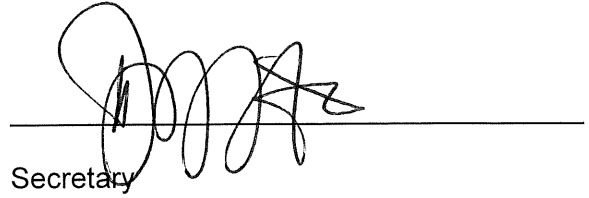
NEW BUSINESS

None

The next meeting of the Lafayette Board of Zoning Appeals will be on Monday, March 20, 2023 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.

A handwritten signature in cursive script, appearing to read "Mark Williams", written above a horizontal line.

Chairman

A highly stylized, cursive handwritten signature, possibly reading "S. M. A.", written above a horizontal line.

Secretary