

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION
August 16, 2021

The City of Lafayette Board of Zoning Appeals met in regular session on Monday, August 16, 2021 at 4:00 PM. Members present were: Jackson Bogan, Dave Williams, Dick Murray, Bob Metzger, and Carlynn Smith.

The meeting was called to order by Mr. Bogan. Mr. Williams moved to approve the minutes of the previous meeting as distributed; second by Mr. Murray. The motion passed by unanimous voice vote.

Mr. Williams moved to continue petition 2021-22 to the September 20, 2021 BZA meeting; second by Mr. Murray. The motion passed by unanimous voice vote.

NEW BUSINESS

2021-23 MENARD, INC. Variance to reduce the amount of required parking spaces from 515 spaces to 418 spaces. Property located at 2850 S. CREASY LN.

Mr. Williams moved to hear and approve the petition; second by Mr. Murray. Tyler Edwards, agent for the petitioner, presented the petition.

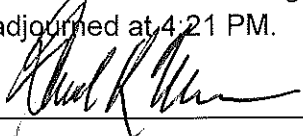
Mr. Edwards stated that the parking variance request comes from a proposed project to move the existing yard entrance roughly 50' closer to the front of the building. This project would include a new customer pick-up area for online orders. He stated that the parking spaces in this area are typically full 100% of the time because Menards employees park there. The employees would be required to use the designated employee parking spaces at the end of the parking lot following this project. Although the overall request is for relief from almost 100 parking spaces, they would actually only be taking away 24 existing parking spaces. Mr. Edwards does not believe that basing parking requirements off of gross floor area makes sense for Menards stores because of the nature of their products and customers. Menards does not typically install more than 400 parking spaces in any of their locations and they are perfectly comfortable with this reduction request.

Mr. Murray pointed out that even though the variance application states that Menards stores only use roughly 300 parking spaces during peak hours, he has personally been to this location multiple times when every existing parking space was being used. He has had to park on the grass more than once while visiting this store. Mr. Murray asked if the second floor addition in the store was included in the square footage calculation and Mr. Edwards stated it was not. Mr. Murray asked why the request was for more than 24 parking spaces since that is technically all they'll be taking away with the proposed project. Matthew Shively stated that the request reflects the complete change that is required by code. The existing parking already does not meet current parking requirements but to stay consistent with the purpose of the request the overall required parking number was included. Mr. Bogan clarified that there are currently 442 parking spaces onsite and for an unknown reason the current parking was approved during previous building permit processes without a variance.


The Board voted by ballot:

- 1) 5 yes 0 no. Petition GRANTED.

The next meeting of the Lafayette Board of Zoning Appeals will be on Monday, September 20, 2021 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:21 PM.



Chairman



Secretary