

**MINUTES
BOARD OF ZONING APPEALS
JUNE 22, 2020**

The Warsaw Board of Zoning Appeals met for regular session on Monday, June 22, 2020 at 7:00 p.m. in the City Council Chambers, 102 S. Buffalo Street, Warsaw, Indiana. The following members were present or excused:

Present: Tom Allen, Rick Keeven, Dan Smith, Tammy Dalton, Jeff Johnson, Justin Taylor (Senior Planner), Johnny Latsko (Assistant Planner), Kim Arnold (Recording Secretary)

Absent: Scott Reust (City Attorney)

CALL TO ORDER

Allen called the meeting to order.

APPROVAL OF MINUTES

The May 26, 2020 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the May 26, 2020 meeting minutes as presented. Smith seconded the motion. The motion carried unanimously by roll call vote of all members.

ORAL OR WRITTEN COMMENTS OR REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

2020-06-01-1515 Provident Dr.-Variance from Development Standards- Allow for a Larger and Taller Sign than Allowed in an M-1- Allen turned the meeting over to Assistant Planner Latsko for a brief explanation of the request. The petitioner has requested a Variance from Development Standards to increase the size of their existing sign. The M-1 zoning district limits sign heights to 8' (including masonry), and 32 square feet for sign faces (not including masonry).

The surrounding properties are medical uses, with Provident Drive being characterized as a medical focused corridor. The request will not have impact on the surrounding uses. The sign placement will not change, nor will the masonry base. Visibility for drivers will be unchanged.

The lot in which the sign sits houses several different services. The current sign does not have adequate space to advertise for all of the services. An increase in size would be proportional to the number of separate offices at the location.

Many signs in the area have been allowed to be larger than the sign standards in the area and this adjustment will not alter the aesthetics or character of the corridor.

M-1 Sign Regulations from 13.4.3.3. Additional regulations by zoning district:

M-1,	Medical and General Commercial Districts
C-2	A. One sign is permitted per lot. It shall not exceed 8 feet in height and 32 square feet in area.
	B. In addition, temporary signs are permitted, subject to section 13.4.3.1.
	C. In addition, wall signs are permitted up to 1.5 square foot in area per linear foot of road frontage, up to a maximum of 25% coverage.
	D. In addition, window signs are permitted up to 40% coverage of all windows combined.
	E. In addition, one sidewalk sign is permitted for each business.

Based on the information provided, it is the opinion of the Planning Department that this case could be viewed favorably, when measured by the criteria delineated within the Findings of Fact.

Allen opened the meeting to any person wishing to speak in favor for or against the petition. The phone number was also provided to enable residents to call or text in to the meeting to voice comments for or against the petition. Glen Hall, the petitioner, was present to explain the request and answer any questions. He stated the Health Pavilion has been at its current location for ten years. They were given a grant by K21 to do updates like carpet and paint. An updated sign was requested by clients and visitors. The new sign will use the existing monument and lighting. They wish to change the size of the actual signs and logos. Allen closed the meeting to the public as there was no other person to speak for or against the petition. No person texted or called the phone number provided. Discussion followed. Motion was made by Smith to approve *2020-06-01-1515 Provident Dr.-Variance from Development Standards- Allow for a Larger and Taller Sign than Allowed in an M-1*. Dalton seconded the motion. The motion passed unanimously by roll call vote.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- Next meeting will be July 27, 2020

Keeven made a motion to adjourn the meeting. Dalton seconded the motion. The motion carried unanimously by roll call vote.

Tom Allen, President

Kim Arnold, Recording Secretary

