

MINUTES
BOARD OF ZONING APPEALS
December 28, 2021

The Warsaw Board of Zoning Appeals met for regular session on Monday, December 28, 2021 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, Dan Smith, Jeff Johnson, Bekah Schrag (Assistant Planner), Scott Reust (City Attorney), Jack Wilhite

Absent: Rick Keeven, Tammy Dalton, Whitney Shilling (Recording Secretary)

CALL TO ORDER

Allen called the meeting to order.

APPROVAL OF MINUTES

The October 25, 2021 meeting minutes were reviewed and presented for approval. Smith made a motion to approve the October 25, 2021 meeting minutes as presented. Johnson seconded the motion. The motion carried unanimously.

ORAL OR WRITTEN COMMENTS OR REPORTS

OLD BUSINESS

None

NEW BUSINESS

2021-12-01- 220 S. Buffalo Street- Allen turned the meeting over to the Assistant City Planner Bekah Schrag for a brief explanation of the request. The petitioner has requested a variance from development standards for a 64 square foot sign allowance and an increased height standard to 18.5 feet within a C-4 Central Business District. Currently, the municipal code limits sign heights to 8 feet, and sign faces to 32 square feet per zoned lot. The petitioner wishes to repaint the old sign structure, which is 26.5 feet tall, and install two internally illuminated signage cabinets 18.5 feet from the ground. As seen in the first attachment, the cabinets are each 8 by 4 feet in area. Since the building has two tenants, each tenant would be allowed to have the 32 square feet sign allotment if this variance is approved. The surrounding properties include parking lots, a railroad, and other commercial buildings. Based on the information provided and the Findings of Fact, it is the Planning Department's recommendation that the Board could provide approval for the requested variance from development standards. However, opinions

from neighbors should be weighted heavily. At this time, could the petitioner please provide a brief description about how the strict application of the zoning ordinance would result in practical difficulties? Scott Gray, Graycraft Signs stated he is representing The R Group at 220 South Buffalo Street. Gray stated that Graycraft put the original structure up in 1998. The reason the sign was so high back then was because the building blocks the visibility of the first sixteen feet of the sign structure if you're coming from the south. Gray stated the R Group is going to have two businesses in the building. He explained the type of signs they are proposing. Gray stated the reason the signs have to go up that high is to be able to read the signs over the roof of the building. The reason they need that much square footage on the signs is because the higher you go up with the signs, the bigger the lettering has to be. Allen opened the meeting to any person wishing to speak in favor or against the petition. Allen closed to the meeting to the public. Motion was made by Johnson to approve *2021-12-01- 220 S. Buffalo Street- Variance in Development Standards*. Smith seconded the motion. The motion carried unanimously.

2021-12-02- 1501 Armstrong Road- Allen turned the meeting over to the Assistant City Planner Bekah Schrag for a brief explanation of the request. The petitioner is requesting a variance from development standards to allow a building height of 45 feet as opposed to the maximum 35 feet. This variance would allow for new equipment to be installed for the milling, mixing, and extrusion process for powder coatings. The lot is surrounded by other industrially zoned lots and is within a quarter mile from an existing water tower. Based on the information provided and the Findings of Fact, it is the recommendation of the Planning Department that the Board provide a positive approval for the requested variance from development standards. Allen opened the meeting to any person wishing to speak in favor or against the petition. Allen closed to the meeting to the public. Motion was made by Smith to approve *2021-12-02- 1501 Armstrong Road- Variance in Development Standards*. Johnson seconded the motion. The motion carried unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- Next meeting will be January 24, 2022

Johnson made a motion to adjourn the meeting. Smith seconded the motion. The motion carried unanimously.

Tom Allen, President

Whitney Shilling, Recording Secretary

