

Minutes - Goshen Board of Zoning Appeals
Tuesday, December 18, 2007, 4:00 p.m.
(following the Plan Commission meeting)
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

- I. The meeting was called to order with the following members present: Jay Rounds, Angela McKenna, Kelly Huffman, Karen Fairfield and Ardean Friesen. Also present was Assistant City Planner Rhonda Yoder and Attorney James Kolbus.
- II. Approval of Minutes from 11/27/07: McKenna/Friesen, 5-0.
- III. The Zoning/Subdivision Ordinances were unanimously filed into Record: Friesen/McKenna, 5-0.
- IV. Postponements/Withdrawals: none
- V. Use Variances
- VI. Developmental Variances

07-42DV Greg Smucker and Snyder Paints request a developmental variance to allow for two (2) wall signs on side walls with no street frontage where no signs are permitted. The subject property is generally located at 412 W. Lincoln Avenue and zoned Commercial B-2.

Petitioner Presentation

Greg Smucker, 1619 S. 8th Street, stated that he is the current property owner. He stated that their current sign is on the front facing Lincoln Avenue. He pointed out that their building is set very close to the road and the sign is ineffective in its current location. He stated that they would like to take the existing sign down and place one on each side. He advised that the sign on the east side of the building will be directly above their entrance.

Ms. Huffman asked if the colors shown in the photo provided in the Staff Report are what they are proposing. Mr. Smucker stated that they are.

Audience Comments - There was no one to speak to the petition.

Staff Report & Discussion

Ms. Yoder advised that the Staff is recommending approval of the request. She reiterated that the building is almost at the front property line and that the existing sign is not visible. She pointed out that the total square footage of the signs is considerably less than the 40% coverage that is permitted for wall signs. She advised that the Staff feels that this is the best solution for this property.

Mr. Friesen asked if the sign will be lighted. Mr. Smucker stated that it will be an interior lit sign.

Public hearing was closed.

Action

A motion was made and seconded, McKenna/Fairfield, to approve petition 07-42DV with the one condition listed in the Staff Report. The motion passed unanimously, 5-0.

- VII. Audience Items: none

VIII. Staff/Board Items:

- *2008 BZA schedule of meetings*

A motion was made and seconded, Friesen/Huffman, to approve the 2008 BZA schedule of meetings with the condition that the agenda be adjusted for the December 2008 meeting to have the meeting with the shortest agenda first (Plan Commission or BZA). The motion passed unanimously, 5-0.

IX. Adjournment: 6:20 pm

Respectfully Submitted:

Becky Hershberger, Recording Secretary

Approved By:

Jay Rounds, Chair

Karen Fairfield, Secretary