

CHESTERTON BOARD OF ZONING APPEALS
DECEMBER 22, 2016
6:30 P.M.

The meeting was called to order at 6:30 P.M. Present were member F. Owens, K. Goldak, R. Riley, J. Kowalski and President J. Ackerman. Town Engineer M. O'Dell was in attendance. Attorney C. Parkinson was present as legal advisor. The pledge of allegiance was recited.

APPROVAL OF MINUTES

Member K. Goldak moved approval of the minutes from November 22, 2016 seconded by member J. Kowalski and passed by a vote of 4 to 0 with member R. Riley abstaining.

PRELIMINARY HEARINGS- None

PUBLIC HEARINGS

Joyce A. Fleming Revocable Living Trust requesting a variance to reduce a front building setback line from 25 feet to 3 feet. A variance of 22 feet. **Petition 16-14 (Petition withdrawn)**

Centier Bank requesting a variance to permit the construction of an additional monument sign where the Ordinance allowance of a monument sign has already been utilized. **Petition 16-09** Rules for conducting a public hearing were read aloud. The secretary verified proof of publication, notification and payment. Attorney G. Babcock was present as legal representation for the petitioner. He was accompanied by Dan Plank Vice President of Facilities for Centier Bank. A representative from the sign company was also in attendance. Attorney G. Babcock told the board the revised plan would request a monument style sign located at the northwest corner of the parcel. The sign would be 90 square feet total, 45 square feet each side and 6 feet 6 inches in height. Example B, depicted a monument sign on South Calumet it would be 30 square feet total and internally illuminated. The signage worksheet would show petitioners eliminated the existing freestanding sign as well as the awning sign located over the drive thru. Their amended petition would be to allow two monument signs on the site. A copy of the conditions; is hereto attached and made a part of these minutes.

Dan Plank of Centier Bank told the board that the bank would like to have more effective advertising along 100 East. The proposed monument sign would improve their presents in Chesterton while staying within the Ordinance requirements.

There was no one present to speak in support of the petition.

There was no one present to speak in opposition to the petition. The public comment portion of the public hearing was declared closed.

Town Engineer M. O'Dell commented that they would work together on the exact placement of the sign. A site plan depicting easements was included in the filing.

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Member K. Goldak extended her thanks to attorney G. Babcock and Centier Bank for listening to the boards requests and comments.

Attorney G. Babcock commented that this compromise would keep the signage within the perimeters of the goals of the Ordinance.

Member J. Kowalski commented that with this petition and variance request leaves the board in a much better position for the future. The variance would get rid of a freestanding sign and also reduce the signage square footage.

Member K. Goldak moved to close the public hearing accept the Findings of Fact and grant the variance request subject to the conditions seconded by member R. Riley and passed by a unanimous roll call vote.

OLD BUSINESS- None

NEW BUSINESS

Member J. Kowalski commented on the new signage going up at the Best Western he asked M. O'Dell if everything was within the Ordinance requirements.

M. O'Dell said yes, he commented that the change was the result of corporate rebranding.

MISCELLANEOUS BUSINESS- None

ADJOURNMENT

There being no further business before the board member F. Owens moved adjournment seconded by member R. Riley and passed by unanimous voice vote. The meeting adjourned at 6:48 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

BZA, President

THE FOLLOWING SECTION IS FOR BZA USE ONLY

THE BOARD NOW GRANTS _____ REJECTS the above requested DEVELOPMENT STANDARD VARIANCE:

And further decides the following conditions shall be imposed:

1. To remove the existing Centier Bank free-standing sign located on South Calumet once the monument sign located in the Northwest corner of the property has been constructed.

2. To remove the "Centier" awning sign located in the drive-thru lanes once the new monument sign found in the Northwest corner of the property has been constructed.

3. To construct the new 30 foot monument sign located on South Calumet in the location of the existing free-standing sign and the same to be constructed after removal of said free-standing sign.

4. To place the new monument sign located in the Northwest corner of the property at least 10 feet South of the existing sanitary sewer line.

Dated: Dec 22, 2016.

CHESTERTON ADVISORY BOARD OF ZONING APPEALS

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