

BOARD OF ZONING APPEALS
Wednesday, September 6, 2017
5:00 pm
Town Council Chambers
Variance Petition- Public Hearing

Members Present:

Cindy Spears
Jerry Hoffman
Tom Hurley

Others Present:

Matt Ray
Erin Hurley
Steve Dankert, Petitioner

Jerry Hoffman called the meeting to order at 5:00 pm. Members present were Cindy Spears, Tom Hurley, and Jerry Hoffman. Mike Raper was absent.

Tom Hurley moved to approve the minutes from the August 16, 2017 meeting. Second by Cindy Spears. All members present voted aye.

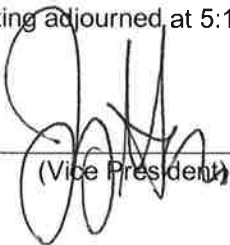
Matt Ray presented a petition from Summit Run LLC requesting a variance to allow 212 cumulative square feet of permanent signage on the property located at 6501 Kilgore Avenue and 1491 S. Nebo Road, Yorktown, IN. This meeting is a rescheduling of the hearing set for August 28, 2017. The current zoning ordinance development standards allow a maximum of 200 square feet of permanent signage. This area is zoned C1 (small to medium scale general commercial).

Steve Dankert, Summit Run LLC, presented plans and sign renderings for a new Burger King restaurant to be built on the property. He stated that he and his partner are a franchisee. This will be their twelfth restaurant and will have the same footprint as their store on Madison Street in Muncie. They are closing on the purchase of the land with Dr. Smith tomorrow. Burger King corporate office has approved these architectural plans and the sign variance is the only one they will need. Their architect has reviewed the landscape requirements in the zoning ordinance and they will abide by those requirements. Because of a sewer easement along SR32, the parking for the restaurant will need to be behind the building. They would like a sign on the façade facing this parking area which is what pushed them over the signage limit.

No one appeared for the hearing other than Mr. Dankert.

Cindy Spears made a motion to approve the variance request. Tom Hurley seconded the motion. Motion carried 3-0. **Variance was approved.**

Meeting adjourned at 5:15 pm.



(Vice President)