

MINUTES
WALTON BOARD OF ZONING APPEALS
Wednesday, May 27, 2015

The meeting of the Walton Board of Zoning Appeals was called to order by Patti Raderstorf at 7:00 PM in the Walton Town Hall, 100 S. Depot Street, Walton, IN.

ROLL CALL:

Members present: Mike Sailors, Aaron Deeter; Patti Raderstorf; and Mac Martin

Member absent: 1 member to be appointed

Staff present: Chris Gaumer and Peggy Dillon

Public in attendance:

David Avalue; Katrina Masters; Codey Wilson

ACTION ON MINUTES:

Mike Sailors motioned to amend the minutes of April concerning the sale of degreaser, not oil to Corn Fed Diesel; and to approve the minutes as amended. Mac Martin seconded the motion and all were in favor.

Chris Gaumer reported that proper notification has been met on this case.

Mrs. Raderstorf asked if any members had any contact with the petitioner, advocates or opponents in today's case. All members said they had not.

All wishing to speak were sworn in.

PUBLIC HEARING:

WBZA #15 - 02 A petition of Avalue Mechanical requesting a Variance from Development Standards to allow for a free standing business sign and to be closer to the property line than allowed by Ordinance. The property is located at 109 S. Main Street and is zoned NR, Neighborhood Residential.

Chris Gaumer explained the following:

- January of 2007; WBZA approved a Special Exception for this small fabrication shop
- The proposal is for a free standing sign; not permitted in this district
- Sign will be 5 ft. from the south property line and 1 ft. from the east property line
- Sign will be 32 sq. ft.
- Message center will be 13.2 sq. ft.
- Overall height will be 16 ft.

David Avalue questioned the setbacks and Mr. Gaumer explained that setbacks are measured to the sidewalk, not the street.

Mrs. Raderstorf spoke concern that signage will obstruct the view.

Mr. Gaumer stated the sign will be on a pole 5 ft. from ground level and 15 ft. from the road.

Mr. Martin questioned the parking area.

Mr. Avalle explained that gravel will be put alongside the building for employee parking; one drive entrance, near the sign will be removed; the approach to the edge of the building will be widened.

Mr. Sailors questioned the size of the pole.

Mr. Avalle stated the post will be 10" at base and tapers upward; base will be 36 X 36 X 6 inches.

A discussion of the height of the sign from the ground level followed with concern of visibility for traffic. The petitioner agreed to the sign being 8 ft. from ground level and overall height be extended to 20 ft.

Mr. Martin motioned to approve this petition to a vote with the conditions of approval:

1. That all proposals of the petitioner be made conditions of approval.
2. That all other standards of the ordinance be met.
3. That all applicable state and local permits be obtained and proof be given to the Zoning Administrator.

The following commitment was read:

1. That the sign have a clearance of 8' which would allow for the freestanding sign to have an overall height of 20'

The petitioners agreed to these conditions and commitment of approval.

Mr. Sailors seconded the motion. Roll call vote was unanimous to approve WBZA #15-02. The Board completed the findings of fact.

OLD BUSINESS:

None

NEW BUSINESS:

Bylaw Revisions:

Mr. Gaumer explained the amendments to the bylaws that were presented at the last meeting and asked for questions. Mr. Martin motioned to approve the amendments.

Aaron Deeter seconded the motion and all were in favor.

There being no further question or comments, the meeting were adjourned at 7:26PM, May 27, 2015.



Officer, WBZA



Officer, WBZA



Recording Secretary