

City of Franklin

Department of Planning & Economic Development ♦ Department of Engineering

MINUTES

City of Franklin, Indiana BOARD OF ZONING APPEALS

February 4, 2009

Members Present:

Richard Pfifer	Chairman
Phil Barrow	Member
Rev. Richard Martin	Member

Members Absent:

Bob Swinehamer	Vice Chairman
Tim Holmes	Secretary

Others Present:

Joanna Myers	Senior Planner
Lynn Gray	Legal Counsel
Jaime Harshman	Recording Secretary

Call to Order:

Richard Pfifer called the meeting to order at 7:00p.m.

Election of Officers:

Phil Barrow made a motion retain current officers – Richard Pfifer: Chairman, Bob Swinehamer: Vice Chairman, Tim Holmes: Secretary. Richard Martin seconded the motion. The members voted unanimously to retain current officers for 2009.

Approval of Minutes:

Phil Barrow made a motion to approve the December 2008 and January 2009 minutes as presented. Richard Martin seconded the motion and the members voted unanimously to approve the minutes.

Swearing In:

En masse, Ms. Gray swore in all individuals in the audience who were going to be presenting testimony.

Old Business:

Case ZB 2008-25 (UV): Little Feet Academy (Apostolic Gospel Church)

The application has been withdrawn by the petitioner.

New Business:

Case ZB 2009-01 (V): Johnson Memorial Hospital

A request for variances from the City of Franklin Zoning Ordinance Article 8, Chapters 1 & 3 to allow:

- 1.) The replacement of existing vehicle directional signs that will exceed the maximum allowed sign area and/or height;
- 2.) The replacement of the existing facility identification sign that will exceed the maximum allowed sign area and height and include a multi-color electronic message board and
- 3.) A structure identification sign that will exceed the maximum allowed sign area.

Bill Oakes, Director of Business Development with Johnson Memorial Hospital, stated that the hospital is requesting the change in signs because their current signs do not reflect the current services offered. Traffic flow also needs to be redirected. The electronic sign would have limited animation and color usage. The sign would be used in case of natural disasters and for announcements.

Mr. Oakes stated that they would like to have permission to use colors on the signs that would match their corporate logo. He handed out a copy of the proposed signage to the Board. (Exhibit A)

Joanna Myers stated that staff's concern with color on the electronic message board is with drivers' attention being diverted. Mr. Oakes stated that the sign would most likely not have full animation, but would have a slow fade from message to message.

Mr. Oakes stated that in regards to the electronic sign, they would like to provide general messaging to the community and notify the public of health screenings that are available. The signs would be an enhancement to the overall look of the hospital and will be placed at strategic locations.

Ms. Myers stated that staff recommends approval with the following conditions:

1. Obtain sign permits for each sign prior to installing.
2. Signs are not to exceed the height or square footage as shown in the detailed sign package.
3. Signs to be located outside of the sight visibility triangle and consistent with the detailed sign package.
4. The electronic message board be consistent with Exhibit A and colors be limited to PMS 392 and PMS 262.

Action Taken on ZB 2009-01 (V): Johnson Memorial Hospital

Richard Martin moved to approve the variance with the conditions stated by staff. Phil Barrow seconded the motion. The motion passed unanimously.

Case ZB 2009-02 (V): Johnson County Rural Electric Membership Corporation

A request for a variance from the City of Franklin Zoning Ordinance Article 7, Chapter 2 to allow the placement of a windmill on a 50' structure with a blade diameter of 12 feet in an Industrial: General (IG) zoning district. The property is located at 750 International Drive.

Chuck Bailey, Manager of Operations and Engineering with Johnson County REMC, stated that the residential sized windmill would be a demonstration project for Johnson County. Live data would be provided on their website for the public.

Mr. Bailey stated that the project could potentially save homeowners money if it is successful. There is not an impact on adjacent property holders being that the windmill will be on their land and there is nothing else in the area.

Ms. Myers stated that staff recommends approval with the following conditions:

1. A building permit is obtained prior to installing the windmill
2. The windmill be located a minimum of 50 feet from all property lines.

Action taken on ZB 2009-02(V): Johnson County Rural Electric Membership Corporation

Phil Barrow made a motion to approve the case with the conditions stated by Staff. Richard Martin seconded the motion. The motion passed unanimously.

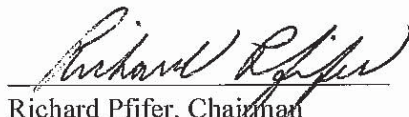
Other Business:

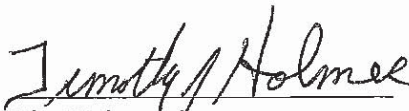
Discussion was held in regard to moving the April 1, 2009 meeting to April 8, 2009 due to Spring Break. Richard Martin made a motion to reschedule the April meeting to April 8, 2009. Phil Barrow seconded the motion. The motion passed unanimously.

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 4th day of March 2009.


Richard Pfifer, Chairman


Tim Holmes, Secretary