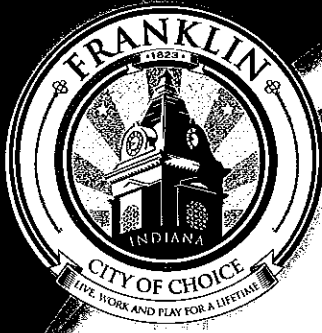




CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT • DEPARTMENT OF ENGINEERING

MINUTES

City of Franklin, Indiana BOARD OF ZONING APPEALS

March 3, 2010

Members Present:

Bob Swinehamer
Tim Holmes
Phil Barrow
Rev. Richard Martin

Vice Chairman
Secretary
Member
Member

Members Absent:

Richard Pfifer

Chairman

Others Present:

Joanna Myers
Lynn Gray
Jaime Harshman

Senior Planner
Legal Counsel
Recording Secretary

Call to Order:

Bob Swinehamer, Vice Chairman, called the meeting to order at 7:00 p.m.

Approval of Minutes:

Phil Barrow made a motion to approve the February 2010 minutes as presented. Richard Martin seconded the motion and the members voted unanimously to approve the minutes.

Swearing In:

Lynn Gray swore in the audience en masse.

Old Business:

ZB 2010-01 (V): JR Promotions, LLC – Billboard:

Joanna Myers, Senior Planner stated the request is for a variance to allow a 60 foot high, 672 square foot billboard with the option to convert it to an electronic billboard. The property is located at 2180 East King Street and is located in the Mixed Use Regional Center and Gateway Overlay zoning districts.

Richard Sprague, JR Promotions, requested that the case be continued to the April 7, 2010 meeting.

Action Taken on ZB 2010-01 (V): JR Promotions, LLC – Billboard:

Phil Barrow made a motion to continue the case to the April 7, 2010 meeting. Tim Holmes seconded the motion. The motion passed unanimously. The case will be continued to the April 7, 2010 meeting.

New Business:

ZB 2010-03 (V): Key Bank

Bob Swinehamer stated that the case has been continued by staff to the April 7, 2010 meeting.

ZB 2010-02 (V): Grace United Methodist Church

Joanna Myers, Senior Planner, stated that the petition is for a developmental standards variance to allow a 12 foot tall, 80 square foot freestanding sign with an electronic message board. She stated that the sign is classified as an identification sign per the Zoning Ordinance and does include an electronic message board. Ms. Myers noted that there is an error in the Staff Report and the property is in the Institutional zoning district but is not located in the Gateway Overlay zoning district. The property is located at 1300 E. Adams Street. The variance is needed as the Institutional sign standards allow a freestanding identification sign no greater than 6-feet in height and no greater than 32 square feet in area.

Dustin Huddleston, representing Grace United Methodist Church and the Board of Trustees, stated that the church is seeking two variances. He stated that the church has been in Franklin since 1823. There are 640 current members, 250 constituents, 9 full time staff, 10 part time staff and 3 worship services per week. Mr. Huddleston stated there is a lot of community involvement with the church including many activities that occur on the church property.

Mr. Huddleston stated that there are currently three existing signs. Two entrance signs flank the front of the property and are built of the same stone as the sanctuary. The third sign has the service times and names of the pastors. The proposed sign would be put up in place of the current two entrance signs. The new sign would have the new church logo, the electronic message board and a stone façade made out of the stone that the current signs are made of. The logo section of the sign will not be lit. Mr. Huddleston stated that the total height of the new sign is 12 feet and the total sign area is 80 square feet. The new sign will be located 10 feet from the right-of-way. He stated that if the sign is only 6 feet in height as the ordinance calls for, the sign would not be very visible from the road. He also noted that during the flood in 2008, water was over halfway up on the current signs.

Mr. Huddleston stated that the message board on the new sign would be restricted to two colors, red and white. He stated that there are a lot of events going on at the church and the new signs would help to advertise the events to the community.

Mr. Huddleston stated that the general welfare of the public will not be affected. The sign will be located 10 feet from the right-of-way as required by Ordinance. He stated that the sign will not be blocking site lines when people are entering and exiting the premises.

Mr. Huddleston stated the existing signs will be taken down and replaced with the new proposed sign. He stated the value of the adjacent properties will not be negatively affected and the new sign will improve the area.

Mr. Huddleston stated that there is a practical difficulty in the use of the property. He stated the current ordinance prevents animation on the sign and the church would like a message board that portrays events that are happening there in a streamlined process. The current height and sign area allowed by ordinance would prevent the sign from being seen from State Road 44.

Mr. Huddleston stated that the church agrees with the Staff recommendations outlined in the Staff Report with the exception of using 2 colors. The church is requesting to use white and red colors on the message board versus the monochromatic recommendation made by Staff. He stated the white and red will complement the colors on the new sign. He stated that the church is also okay with the 8 second static message and no scrolling or animation.

Gary Poe, who lives adjacent to the church, questioned what the hours of illumination would be. He stated that he was concerned that the sign would imply that the neighborhood is a commercial area. Mr. Huddleston stated that the message board would be on 24 hours a day.

The Pastor stated that most activities are completed by 9 p.m. He stated that he could see about reducing the voltage after hours. Mr. Huddleston stated that the message board automatically dims at night. The top section of the sign has a simple on and off switch.

Mr. Swinehamer stated there was a letter from Daryl Cochrane, a neighbor to the north, expressing concern over the placement of the sign. The letter was made part of the record.

Mr. Holmes questioned why the electronic message board was needed during the night. Mr. Huddleston stated that they would commit to the message board being turned off from 11 p.m.-6 a.m.

Ms. Myers stated that the city is currently working on the Gateways and Greenways Development study. She questioned if the study was looked at when the church looked at the location of the sign. Mr. Swinehamer stated that the bikeway trail along SR 44 would not be back that far as it would go through the yards of the property owners. Mr. Holmes questioned how far back the current signs are. It was determined that the signs are at least three car lengths from the right-of-way.

Rev. Martin questioned if the upper part of the sign could be dimmed. Doug Staley, Staley Signs, stated that the sign is lit by fluorescent lamps and is not as intense as neon. He stated that dimming fluorescent

lamps is generally not done. Mr. Swinehamer questioned the width of the church property. Mr. Huddleston stated that there is a pretty wide distance from the residential areas.

Ms. Myers stated that Staff recommends approval with the commitments offered by the petitioner:

1. The electronic message board would be limited to the use of two colors- red and white.
2. The electronic message board would be turned off daily from the hours of 11 p.m. to 6 a.m.
3. Messages would remain static for a minimum of 8 seconds per frame.
4. There will be no scrolling, animation, or flashing.

Action taken on ZB 2010-02 (V): Grace United Methodist Church

Tim Holmes made a motion to approve the variances with the following commitments offered by the petitioner:

1. The electronic message board would be limited to the use of two colors- red and white.
2. The electronic message board would be turned off daily from the hours of 11 p.m. to 6 a.m.
3. Messages would remain static for a minimum of 8 seconds per frame.
4. There will be no scrolling, animation, or flashing.

Mr. Barrow seconded the motion. The motion was passed unanimously.

Other Business:

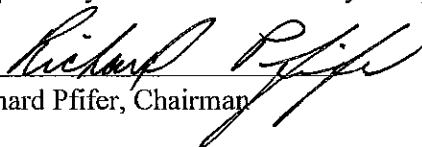
Ms. Myers stated that the Planning Department had a Staff meeting and had discussed different ways to save money. She asked if the Board would be willing to receive their BZA packets by email. The consensus of the Board was to receive packets by email.

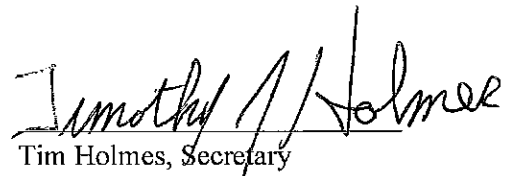
Ms. Myers stated there is an American Planning Association Indiana Chapter Professional Development Conference on March 26th at Ball State Alumni Center from 8 a.m.-5 p.m.

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 7th day of April, 2010.


Richard Pfifer, Chairman


Tim Holmes, Secretary