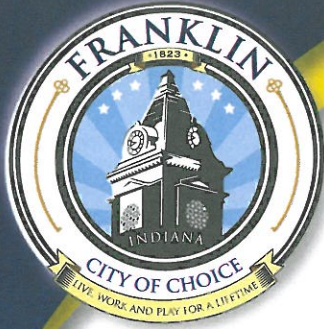




CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT • DEPARTMENT OF ENGINEERING

MINUTES

City of Franklin, Indiana BOARD OF ZONING APPEALS

August 1, 2012

Members Present:

Tim Holmes	President
Phil Barrow	Vice-President
Jim Martin	Secretary
Rev. Richard Martin	Member
Brian Alsip	Member

Others Present:

Kevin Tolloty	Associate Planner
Heath Johnson	Legal Counsel
Jaime Shilts	Recording Secretary

Call to Order:

Tim Holmes called the meeting to order at 7:00 p.m.

Approval of Minutes:

Richard Martin made a motion to approve the July 11, 2012 minutes as presented. Jim Martin seconded the motion. The members voted unanimously to approve the minutes.

Swearing In:

Heath Johnson swore in the audience en masse.

Old Business:

None

New Business:

ZB 2012-08 (V)-Bradley Chevrolet:

Kevin Tolloty stated that the petition is for a developmental standards variance to allow more than 10% of a primary color on the front façade and to allow more than the maximum number of signs in the MXC/Gateway Overlay zoning district. The variance is needed because the Gateway Overlay does not allow more than 10% of an exterior wall to be a primary, metallic or fluorescent color. The parcel does already exceed its allowed number of signs.

John Bennett, JT Designers, stated they are proposing to use the new GM branding element on the front facade of the building. The color will be a General Motors blue and will be used in every dealership across the country. Mr. Bennett noted that the primary colors are used in several different businesses along US 31.

Mr. Bennett stated that there is no detriment to the general welfare. The colors are enamel blue and a matte aluminum. The colors will be used on the building for a substantial amount of time.

Mr. Bennett stated there will be no harm to the neighboring properties. The new colors and image present a more modern look.

Mr. Bennett stated that it is a practical difficulty as it is a mandatory element by General Motors. The Hubler Motor group would like to stay a member of the group and Chevrolet is mandating the image change.

Mr. Tolloty stated he doesn't think the color will cause an issue.

Brian Alsip made a motion to approve the color variance. Jim Martin seconded the motion. The motion passed unanimously.

Mr. Tolloty stated in regard to the signs they are out of compliance with the number of signs. They currently have 8 signs and the number allowed is 5 though they are in compliance by sign area. Mr. Bennett stated that there are going to be 3 signs on the building; the Chevrolet branding signs, the dealer sign and the service sign.

Mr. Bennett stated there is no detrimental effect to the general welfare.

Mr. Bennett stated there will be no detrimental effect to the neighboring properties. The managers are willing to remove the OK Used Car sign. There is also an old sign by the collision shop which they are also willing to remove if the Board approves the variance. There would be 3 signs on the building. A pylon sign on the road, the electronic sign along the road and with the new ones, there would be 8 total.

Kenny Young, General Manager, stated that the blue sign that reads "service" will be removed as well and the new service sign will be put in its place.

Mr. Tolloty stated that Staff recommends denial however if they Board finds sufficient evidence to approve the variance the following conditions are recommended:

1. Sign permits will be obtained of all the 3 new signs.
2. Reduce the number of banners to 1 from 3.
3. The two pole signs will be removed upon obtaining the new sign permits.

Phil Barrow made a motion to approve the variance with the following conditions:

1. Sign permits will be obtained of all the 3 new signs.
2. Reduce the number of banners to 1 from 3.
3. The two pole signs will be removed upon obtaining the new sign permits.

Brian Alsip seconded the motion. The motion passed unanimously.

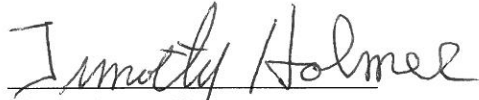
Other Business:

None.

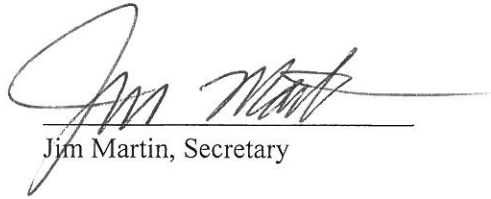
Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 5th day of September, 2012.

A handwritten signature in cursive script that reads "Timothy Holmes".

Tim Holmes, Chairman

A handwritten signature in cursive script that reads "Jim Martin".

Jim Martin, Secretary