



# CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

70 E. MONROE STREET › FRANKLIN, INDIANA 46181 › 877.736.3631 › FAX 317.736.5310 › [www.franklin.in.gov/planning](http://www.franklin.in.gov/planning)

## MINUTES

### City of Franklin, Indiana BOARD OF ZONING APPEALS

September 4, 2024

#### Members Present

Jim Martin	Chairman
Bill Carson	Vice Chairman
Clinton Nalley	Member

#### Not Present

Joe Abban	Member
Clayton Black	Secretary
Alex Getchell	Senior Planner I

#### Others Present

Lynn Gray	Legal Counsel
Joanna Tennell	Senior Planner II

#### Call to Order

Jim Martin called the meeting to order at 6:00 pm.

#### Roll Call & Determination of Quorum

#### Approval of Minutes

Bill Carson made a motion to approve the August 7, 2024 minutes. Clinton Nalley seconded. The motion passed unanimously, 3-0.

#### Swearing In

Legal Counsel Lynn Gray swore en masse anyone planning to speak.

#### Old Business

#### New Business

**ZB-24-5 (V) – Tabernacle Christian Church Franklin** – Joanna Tennell identified the property to be located at 198 N. Water Street. The request is to allow an Electronic Message Board in a RTN (Residential: Traditional Neighborhood) zoning district. The Electronic Message Board is anticipated to be set back 12' from the public right-of-way. The request is needed because the residential standards apply to all signage even when it is a church.

Attorney Jim Admire presented on behalf of the petitioner. Parishioner Joe Vaught was also in attendance. The church wishes to erect an LED sign at their location. The church was formed in 1848.

The current building was constructed in 1902, so the church has been on the corner of King and Water for approximately 121 years. The church provides many services to her members and Franklin citizens in addition to two weekly Sunday morning services. Each Wednesday the church provides over 100 free meals to those in need. Also offered are classes in yoga, exercise and rhythmic drums. These offerings are the driving force behind their need for the sign which will allow the church to provide updated information regarding their provided services. Photographs were entered and shown as exhibits. The face of the sign is no more than 16 square feet. As there is already a street light on the corner, it was the petitioner's stated belief that the proposed lighted church sign will not be overpowering.

Mr. Admire addressed the decision criteria.

1. General Welfare – They believed approval would not be injurious. Mr. Admire stated that the petitioner was in full agreement with all conditions put forth by staff in the staff report. With the conditions, they believe it would not be injurious.
2. Adjacent Property – For the same reasons stated under general welfare, they believe adjacent properties will not be negatively affected at all.
3. Practical Difficulty – It was their belief that the strict application would provide a practical difficulty. LED signs are fairly common place. Mr. Admire gave the definition of a church as “a building used for public Christian worship”. The sign would be for informing the public of what the church offers.

Mr. Martin opened a public hearing. With no respondents, the hearing was closed.

Mr. Carson asked if neighbors had been reached out to about this project. Mr. Vaught confirmed they had spoken with the neighbors, the only one directly affected being directly across the street. They just purchased the house and had no problem with the sign. They are also interested in attending the church. Mr. Vaught further added the continuing on west on King Street, the sign will only be noticeable by one of the residences, and they have heard nothing back from them. The carriage house has no one living in it. The lady next door is okay with the sign.

Ms. Tennell presented staff's recommendation for approval with conditions to be attached to the approval (a. through d.):

- a. Electronic Message Board sign is permitted, only if the following standards are maintained:
  - i. Each frame must be static for a minimum of 8 seconds;
  - ii. No flashing, scrolling or other animation is permitted;
  - iii. Limited to 16 sq. ft. in sign face area size.
- b. The Electronic Message Board sign shall not exceed 0.3 foot candle above ambient light conditions, when measured with an illuminance meter at a distance of 40 feet, from sunset to sunrise.
- c. Petitioner shall have the option to turn off the sign completely, or have it automatically adjust/dim, starting at sunset and ending at sunrise, each day.
- d. The Electronic Message Board sign must be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with a maximum of 0.3 foot candle above ambient condition, when measured at 40 feet away, from sunset to sunrise.

Mr. Carson made a motion for approval with conditions. Mr. Nalley seconded. Passed unanimously, 3-0.

**Other Business**

**Adjournment:**

There being no further business, a motion to adjourn was made by Mr. Carson and seconded by Mr. Nalley for adjournment. Passed unanimously, 3-0.

Respectfully submitted this 2nd day of October, 2024.

  
Jim Martin, Chairman

  
Clayton Black, Secretary