

Greenfield Board of Zoning Appeals  
January 18, 2010

President, Digby Terry, called the Greenfield Board of Zoning Appeals meeting to order. Members present:

Digby Terry  
Mike Terry  
Paulette Richardson  
Leo Davis

Also present:

Joan Fitzwater, Zoning Administrator  
Terri Sharrer, Secretary  
Gregg Morelock, Legal Counsel

First on the agenda was the swearing in of new member Duane Knecht.

Mr. Digby Terry asked for nominations for president. Ms. Richardson nominated Mr. Terry to remain as president. Mr. Mike Terry seconded the nomination. It was voted on and passed unanimously.

Mr. Terry asked for nominations for vice president. Mr. Davis nominated Ms. Richardson to remain as vice president. It was voted on and unanimously passed.

Mr. Terry asked for nominees for the appointment of attorney. Ms. Richardson nominated Gregg Morelock to remain as City Attorney. Mike Terry seconded the motion. It was voted on and passed unanimously.

Mr. Terry asked for nominations for secretary. Ms. Richardson nominated Terri Sharrer to remain as secretary and Mike Terry seconded. It was voted on and passed unanimously.

A motion was made by Paulette Richardson and seconded by Mike Terry for the approval of the November 19<sup>th</sup>, 2009 minutes and was unanimously approved.

In old business, Mr. Terry acknowledged the agenda indicted that petition number 2009-15, 990 S State Street. Village Pantry, by Triumph Signs, requests approval of a variance to allow a Gas Station LED price sign had been withdrawn.

Continued from December, BZA 2009-18, 1233 N State Street, CVS, by Sign Art, Inc. requests approval of a variance to replace a manual reader board with an Electronic Variable Message Board (EVMS). Ms. Fitzwater read the staff report. The Plan Commission met and discussed EVMS signs on legal non-conforming pole signs at the meeting held January 11, 2010. It was determined that changing a manual reader board to an electronic reader board was enough of a material change to trigger the need for the legal non-conforming sign to comply with current height requirements. The petitioner agreed to lower the height of the legal non-conforming pole sign that the EVMS would be mounted on to a new monument style sign. Ms. Fitzwater amended item #6 of the Staff Recommendations to read 7'6" from grade of site instead of from grade of State Street. Brad Rhodes from Sign Art, Inc. appeared before the board. He stated that the site has irregular heights therefore he requests higher elevation of the sign be allowed. The sign sits in the parking lot – currently there are poles as buffers but since the sign is being changed to a monument type, it needs a buffer so it won't be hit by vehicles. He wants to use part of the existing structure for mounting the sign to alleviate cost to CVS. He wants to install a landscape buffer. It is 13" higher at base of pole than the elevation of State Street. He stated he wants to drop the sign height to 8'2" instead of 9'2" from the parking lot grade. Mr. Terry stated that the buffer is not high enough to stop a truck from hitting the sign. There were a few questions regarding the landscape plan. Mr. Terry stated that the height of the sign dimensions add up to 7'11" instead of 8'2". Mr. Rhodes re-calculated the dimensions and determined that Mr. Terry was correct. After some discussion about fillers for the landscape buffer, Mayor Brad DeReamer appeared before the board. Mayor DeReamer stated that CVS has been one of the better corporate citizens. They were the first business to offer to pay fifty percent of the cost of the sidewalks in front of their location. He stated they are once again being leaders by stepping forward to comply with the sign ordinance that requires pole signs to come down when changes are done and be replaced with monument signs. He asked the board for their approval of the variance request by CVS. The board voted on the four questions and upon a motion by Paulette Richardson and seconded by Leo Davis, the variance was passed unanimously with an amendment stating that the sign be no taller than 7'11" from grade elevation of the site of the adjacent parking lot grade.

There was no new business on the agenda.

There being no further business to come before the Board, a motion to adjourn was made by Mr. Terry and seconded by Mr. Davis. Meeting adjourned.

Respectfully submitted,  
Terri Sharrer  
Secretary