

Greenfield Board of Zoning Appeals
June 22, 2010

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

Digby Terry
Paulette Richardson
Mike Terry
Leo Davis
Duane Knecht

Also present:

Joan Fitzwater, Zoning Administrator
Gregg Morelock, Legal Counsel

The first item of business was the approval of the previous month's minutes. Mr. Leo Davis made a motion to approve the minutes, seconded by Mrs. Paulette Richardson and unanimously approved.

President Terry called the first order of business, petition 2010-04 Kroger Limited Partnership, 1500 block of North State Street. This petition was a request for two variances, one being for a waiver of the required 20 foot green space along Melody Drive adjacent to block A, Brandywine Plaza. The second variance was for the allowance of eight on building identification signs. The zoning administrator present her staff report and findings which recommended approval of both variances based on the submitted plans. The petitioner's presentation was made by Mr. Ronald Pritzke on behalf of Kroger Limited Partnership. Discussion held and questions from the board were answered by petitioner and petitioner's representatives including Scott Hathaway and Sandy Essert. There were no members of the public with comments or questions. The required questions were read by President Terry with all members voting affirmative as to all questions. Upon motion made by Mr. Leo Davis and seconded by Mr. Mike Terry, the requested variance as to the waiver of the required 20 foot green space along Melody Drive was approved unanimously. A motion was then made by Mr. Leo Davis and seconded by Mr. Duane Knecht to grant the variance to allow eight on building identification signs which upon motion as approved unanimously.

The next agenda item as called to order by President Terry petition 2010-05, that being a request by Greenfield-Central Community School Corporation for conditional use to request approval to modify Harris Elementary and what will be called the Intermediate School on Park Avenue. The zoning administrator presented her staff report and recommendation for approval of the conditional use request. The petitioner was represented by Mr. Dan Strahl, school corporation counsel, who answered the questions of the board members regarding variance traffic flow patterns and the ultimate configuration of parking areas, bus staging and drop off areas, and parking. There being no members of the public with comments or questions, a motion was made by Mr. Leo Davis and seconded by Mr. Mike Terry to approve the conditional use with staff recommendations. The motion was unanimously approved.

The next item of business was called to order, petition 2010-06, that being a request for two variances by Gas America Services, Inc. for its new location at 110 Opportunity Parkway. The first variance request was for the allowance of EVMS signage to display the price of gasoline, and the second request was to allow six signs on the gas pump island canopy. The zoning administrator presented her staff report and recommendations. The petitioner was represented by Mr. Brian Tuhoy and Mr. Keith White. Mr. Tuhoy made a presentation giving a history of the company and the history behind the development of this project as their flagship store including expansion of their market area and installation of a new restaurant called Miami Pizza and Grill. Discussion was held with Mr. White and Mr. Tuhoy responding to board member's questions and a revision of the second variance request being made by the petitioner to remove from the gas pump island canopy the sign reading "Drive Up". Discussion was also held regarding staff recommendations that the EVMS signage not be allowed to change more than once per hour in light of the current consideration by the plan commission to adopt a new sign ordinance which would allow such signs to change more frequently. It was represented to the petitioner that should such ordinance be adopted by the common council, upon receipt by the zoning administrator of a letter from the petitioner requesting the EVMS signage to change as frequently as allowed by the new ordinance, such permission would be granted without submission of any additional cost to the petitioner. There were no members of the public with questions or comments. The required

questions as to each variance were read by President Terry with all members voting in the affirmative. A single motion was made to approve both variances as amended and conditioned upon staff recommendations by Paulette Richardson and seconded by Duane Knecht which was unanimously approved.

There being no further business to come before the board, a motion was made to adjourn by Mr. Mike Terry, seconded by Mr. Leo Davis and unanimously approved.

Respectfully,

Donna Butler
Permitting/Zoning Technician