

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS  
OCTOBER - 2017 REGULAR MONTHLY MEETING  
AGENDA**

**DATE:** October 26, 2017

**PLACE:** Commissioner's Court Room  
3<sup>rd</sup> Floor, Delaware County  
Building

**TIME:** 6:30 P.M.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**Jack Neal, Jr.**

**Kathy Carey**

**Scott O'Dell**

**Jim Fowler**

**Kelly Watson, Jr.**

**Kathryn Kennison**

**Phyllis Zimmerman**

**MINUTES:** Consideration of the September, 2017 regular monthly meeting minutes.

**OLD BUSINESS:**

**BZA 46-17 Jurisdiction: Board of Zoning Appeals**

Being a continuance of a public hearing on the matter of an application filed by **Barnes Development Company, LLC and Belle Tire, Incorporated**, 1000 Enterprise Drive, Allen Park, Michigan, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a new 23' tall pole sign along McGalliard Road on premises located at 4551 West Bethel Avenue, Muncie, Indiana, as more accurately described in the application.

**NEW BUSINESS:**

**BZA 49-17 Jurisdiction: Board of Zoning Appeals**

Being a public hearing on the matter of an application filed by **Wells Fargo Bank and Muncie Retail, LLC**, 334 North Senate Avenue, Indianapolis, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased setback build-to line, no sidewalk along McGalliard Rd. relocation of 4 buffer shade trees and substitution of ornamental trees for shade trees, all for a new physical therapy center on premises located at 3300 North Morrison Road, Muncie, Indiana, as more accurately described in the application.

**REPORT FROM DIRECTOR:**

**ADJOURNMENT:**

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS  
OCTOBER - 2017 REGULAR MONTHLY MEETING  
MINUTES**

The Delaware-Muncie Metropolitan Board of Zoning appeals (BZA) held its regular monthly meeting on Thursday, October 26, 2017 at 6:30 P.M., in the Commissioners' Court Room of the Delaware County Building, Muncie, Indiana. Chairman Jack Neal called the meeting to order.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**


Ms. Moody called roll and the following members were present: Ms. Carey, Mr. Fowler, Mr. Neal, Mr. Watson and Ms. Zimmerman. Absent: Ms. Kennison and Mr. O'Dell. Also present: Ms. Quirk, attorney for the Board.

 Roll Call.

**MINUTES:** Consideration of the September, 2017 regular monthly meeting minutes.

Mr. Folwer made a motion to approve the September, 2017 regular monthly meeting minutes. Mr. Watson seconded the motion. Voting in favor: Ms. Carey, Mr. Fowler, Mr. Neal, Mr. Watson, and Ms. Zimmerman. Motion carried, September 2017 minutes approved.

 **Motion:** , **Action:** Approve, **Moved by** Mr. Fowler, **Seconded by** Mr. Watson.

 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Ms. Carey, Mr. Fowler, Mr. Neal, Mr. Watson, Ms. Zimmerman.

**OLD BUSINESS:**

**BZA 46-17 Jurisdiction: Board of Zoning Appeals**

Being a continuance of a public hearing on the matter of an application filed by **Barnes Development Company, LLC and Belle Tire, Incorporated**, 1000 Enterprise Drive, Allen Park, Michigan, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a new 23' tall pole sign along McGalliard Road on premises located at 4551 West Bethel Avenue, Muncie, Indiana, as more accurately described in the application.

Don Miller, 540 W. Ash, Zionzville, Indiana, appeared. He stated that since Belle Tire has no access directly from McGallirad they would like to have a taller pole sign to help direct customers.

Mr. Neal asked why the previous variance did not ask for the taller sign.

Mr. Miller stated he was not involved in any previous variance request just this one for the sign.

Neal, speed 45

Fowler, not that fast

Linda hanson Muncie league of women voters...read prepared statement, asked to deny belle tire, pole sign people will find a tire center without a sign.

Marta, betty brewer had conversation w/ marta opposition  
Fowler no actual bldg. plan, where signs on bldgs. Themselves

Miller, does have a plan w/ him

Neal, bldg. ht

Marta, 22' bldg. corridor dvlpmt multiple wall signs

Folwer, have that many

Marta yes, under corridor standards



**Motion: , Action: Approve, Moved by Mr. Fowler, Seconded by Mr. Watson.**



**Vote: Motion failed (summary: Yes = 0, No = 5, Abstain = 0).**

**No: Ms. Carey, Mr. Fowler, Mr. Neal, Mr. Watson, Ms. Zimmerman.**

**Miller, what would be allowed**

**Marta monument 8' 80sq ft sign board area not including base**

#### **NEW BUSINESS:**

##### **BZA 49-17 Jurisdiction: Board of Zoning Appeals**

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**Don smith 334 n senate ave, indy appeared. 3 requested 30 foot setback, no sidewalk along mcgalliard, relocation of shade trees**

**Setback, restrictions of shopping center, before zoning ordinance, so need those changes. Sidewalk rqmnt, along mcgalliard, limited access, no other sidewlaks this aea. Trees, electrical lines, shade trees would be issues remove 3 trees and add more ornamental trees than even required**

**Neal, work w/ marta re trees**

**Marta, have provided landscape plan, easy to do**

**No opposition**



**Motion: , Action: Approve, Moved by Mr. Watson, Seconded by Mr. Fowler.**



**Vote: Motion carried by unanimous roll call vote (summary: Yes = 5).**

**Yes: Ms. Carey, Mr. Fowler, Mr. Neal, Mr. Watson, Ms. Zimmerman.**

**REPORT FROM DIRECTOR:**

**ADJOURNMENT:**



**Motion: , Action: Approve, Moved by Mr. Watson, Seconded by Ms. Carey.**