

MINUTES
WALTON BOARD OF ZONING APPEALS
Wednesday, February 22, 2017

The meeting of the Walton Board of Zoning Appeals was called to order by Patti Raderstorf at 7:00 PM in the Walton Town Hall, 100 S. Depot Street, Walton, IN.

ROLL CALL:

Mrs. Raderstorf welcomed new members, Jeremy Hall and Omar Gonzales and Zoning Administrator, Austin Brass

Members present: Patti Raderstorf, Mac Martin, Jeremy Hall and Omar Gonzales

Member absent: To be appointed

Staff present: Austin Brass, Arin Shaver and Peggy Dillon

Public in attendance: Jeff Baker

ELECTION OF OFFICERS: Mr. Martin motioned to retain Patti Raderstorf as president, Mr. Hall seconded the motion. Mrs. Raderstorf motioned to nominate Mac Martin as Vice President, Mr. Hall seconded the motion. Mr. Martin motioned to nominate Omar Gonzales as Secretary, Mr. Hall seconded the motion.

All were in favor of the slate of officers as presented.

ACTION ON MINUTES:

Mr. Martin made a motion to approve the minutes from May 27, 2015 as presented. Mr. Gonzales seconded the motion and all were in favor.

Mr. Brass reported that proper notification has been met on this case.

Mrs. Raderstorf asked if any members had any contact with the petitioner, advocates or opponents in today's case. All members said they had not.

All wishing to speak were sworn in.

Mrs. Raderstorf asked if there was any written correspondence, there was none.

PUBLIC HEARING:

WBZA #17 - 01 A petition of Walton Christian Church requesting a Variance from Development Standards to allow for a monument business sign and to exceed height and size requirements allowed by ordinance. The property is located at 103 W. Bishop Street, Walton, IN and is zoned NR, Neighborhood Residential.

Mr. Brass explained the following:

- Current monument sign is 7.5ft. in height
- Proposed topper will be 2.5ft.; height of improved sign will be 10ft.
- New sign will be LED
- Variance is for the additional height of 2.5ft. and 4 sq. ft of the signage

Mr. Brass asked for any questions from the Board, there were none at this time.

Jeff Baker, 220 Buckingham Way, stated that the church wishes to re-paint the sign; fix the inside lighting; top sign will also be lighted and that this is an opportunity to put out spiritual and other messages for the community.

Mrs. Raderstorf asked for questions from the Board.

Mr. Hall asked if the current monument sign will remain the same and Mr. Baker stated yes, with the new lights on the inside of current sign.

Mrs. Raderstorf asked if it will remain at the current location and Mr. Baker stated yes.

Mr. Martin asked if it will be lit all day and night, Mr. Baker stated no, it will have a photo sensor.

Mrs. Raderstorf asked for further questions, there were none.

Mr. Martin motioned that this petition be approved for variances of the height and size of signage.

The following conditions of approval were read:

1. That all proposals of the petitioner be made conditions of approval.
2. That all other standards of the ordinance be met.
3. That all applicable state and local permits be obtained and proof be given to the Zoning Administrator.

The petitioner agreed to these conditions of approval.

Mr. Hall seconded the motion and roll call vote was unanimous to approve WBZA #17-01.

The Board completed the findings of fact.

OLD BUSINESS:

None

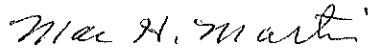
NEW BUSINESS:

Educational Session:

Mrs. Shaver explained the basic processes of petitions to the Board of Zoning Appeals and the following:

- Procedures
- Powers of the Board
- Appeals and Determinations
- Hardships
- Bylaws

There being no further question or comments, the meeting were adjourned at 7:25PM, February 24, 2017.



Officer, WBZA



Officer, WBZA

Recording Secretary