

**LOWELL BOARD OF ZONING APPEALS MEETING
MAY 14, 2015**

President David Shilling called the meeting to order at 6:30 PM. The Pledge of Allegiance was recited. Recording Secretary Dianna Cade called the roll. Members answering the roll call were David Shilling, Rick Kelley, Jim Konradi, and Sean Brady. David Foust was absent. Also present were Town Attorney Nicole Bennett, Planning Consultant Jim Mandon, Building Official Tom Trulley, and two citizens.

APPROVAL OF MINUTES

Mr. Brady made a motion to approve the March 12, 2015 regular meeting minutes, seconded by Mr. Konradi and carried by voice vote.

PUBLIC HEARING

Mr. Shilling stated the public hearing tonight was **BZA #15-005 Keiffer & Company – representing: Shopko, 2052 E. Commercial, Variance from Developmental Standards** – to install a sign that exceeds the total permitted square footage as set forth in Ordinance #155.104 (A)(1) allowing fifty(50) square feet, combined signage being requested is eighty five square feet, and .sixty nine square inches (85' .69")they are requesting an additional thirty five square feet, and .sixty-nine square inches (35' .69").

Chris Wrobel from Keiffer and Company approached the bench and stated that Shopko Hometown was opening a store front in Lowell, IN. Mr. Wrobel stated that they are the national sign manufacturer for Shopko. Mr. Wrobel stated that they are in the process of changing all of the signage on a national level for all of the store fronts that were previously Alco Stores. Discussion followed on their national signage and logo.

Mr. Mandon stated that this is a larger frontage and the current sign ordinance breaks down and is no longer proportional to the frontage of the building, there is a maximum of fifty square feet which does not really serve the interest of the large facade, it is okay for a standard business facade but, when you get to some of the larger buildings it really places an undue burden on the actual requirement. Discussion followed.

Mr. Mandon stated this request is in line with the size of the building.

Mr. Konradi asked for clarification on the size and shape compared to the old Alco sign. Mr. Brady asked if the sign was a LED sign. Mr. Wrobel stated that is correct. Discussion followed on the lighting of the sign.

Mr. Shilling opened the public hearing. With no one to speak for or against the petitioner, the public hearing was closed.

Mr. Konradi made a motion to grant the variance from developmental standards. Mr. Mandon stated that the request was for a total square footage combination on two signs, one on the facade and a monument sign. Discussion followed. Mr. Kelley seconded the

motion, followed by a roll call vote with four ayes. Variance granted. Mr. Wrobel asked what the next step was. Discussion followed.

NEW BUSINESS:

Findings of Facts: Mr. Shilling read the Findings of Facts for BZA #15-005 Keiffer and Company representing: Shopko 2052 E. Commercial Ave., Lowell, IN 46356. - Variance from Developmental Standards. To install signage with total square footage of eight five square feet and .sixty-nine square inches (85'.69"). Mr. Konradi made a motion to accept the Findings of Facts as read by Mr. Shilling, seconded by Mr. Brady and followed by a roll call vote with four ayes.

Variance granted for an additional 35'69"square feet of signage.

ANNOUNCEMENT:

ADJOURNMENT:

With no further comments or questions Mr. Kelley made a motion to adjourn the meeting at 7:00pm seconded by Mr. Konradi.

David Shilling, President

James Konradi, Secretary