

**LOWELL BOARD OF ZONING APPEALS MEETING  
October 12th, 2023**

Vice Chairman Shane Lawrence called the meeting to order at 6:01pm. The Pledge of Allegiance was recited. Recording Secretary Dianna Cade called the roll. Members answering the roll call were Bryan Schuch, Jim Konradi, Tom Cartwright, Shane Lawrence, and Dave Regan. Also present was, Nicole Bennett, Town Legal Counsel and Rich Oman Director of Planning and Building.

**APPROVAL OF MINUTES:**

Mr. Schuch made a motion to approve the July 13<sup>th</sup>, 2023, regular meeting minutes, seconded by Mr. Cartwright and carried by roll call vote of all ayes.

**OLD BUSINESS:** NONE

**NEW BUSINESS:**

**BZA #23-006 - Variance Developmental Standards – §155.104(A)(1)(a) Signage - 1255 E Commercial Ave** – for a proposed Citgo Gas Station. The petitioner is requesting to exceed the amount of the total square footage of allowed signage. Petition has been filed by Marcotte General Contracting, 15900 W. 101<sup>st</sup> Ave Dyer, IN 46311. This petition is for Parcel # 45-19-24-351-020.000-008. The property is owned by Princy LLC, 2155 E 109<sup>th</sup> Pl, Crown Point, IN 46307. The variance amount is 120 sq. ft.

Luke Marcotte, Marcotte General Contracting, 15900 W 101<sup>st</sup> Ave., Dyer, IN 46311. Mr. Marcotte stated he is here tonight to petition for a variance to exceed the allowed square footage for signage. The variance total is 120 sq. ft. This is for the Citgo Gas station located at 1255 E Commercial Ave. He stated they are submitting this variance request to allow maximum visibility from the road and for branding of the building consistent with all the other locations and to compete with the surrounding businesses.

Mr. Cartwright asked if the total signage included the pumps as well. Mr. Marcotte stated the total included all signage even the stickers on the pumps.

Mr. Konradi asked about the existing pole sign. Mr. Marcotte stated they will be using the existing pylon by updating the sign box and illuminating it. Mr. Cartwright asked which signs would be lit. Mr. Marcotte stated the pole sign, and the canopy would be lit up from within. The signage on the pumps will not be lit up, the lighting will come from above on the canopy. Mr. Regan asked Mr. Oman if the existing pole sign is the same size as the one, they are putting up. Mr. Marcotte stated they are using the same pole, only changing the box, and illuminating it. Attorney Bennett stated for clarification that the size of the sign box is not changing. Mr. Oman stated that is correct. Attorney Bennett stated the pylon will remain legal non-conforming since the size of the box is not changing.

Mr. Marcotte stated they have cleaned up the entire area, repainted all surfaces, and put-up new aluminum around the building.

Vice President Lawrence opened up the public hearing. No remonstrance was heard in person or on-line. The public hearing was closed.

Mr. Cartwright made a motion to grant the square footage signage variance request of 120 sq. ft. for BZA #23-006, for property located at 1255 E Commerical Ave, seconded by Mr. Regan and carried with a roll call vote of all ayes.

**MOTION PASSED 5-0.**

Mr. Konradi made a motion to approve the staff report as the Finding of Facts, seconded by Mr. Regan and carried out with a roll call vote of all ayes.

**MOTION PASSED 5-0**

**PUBLIC COMMENT:** NONE

**ANNOUNCEMENTS:** Next regularly scheduled meeting is on, November 9<sup>th</sup>, 2023

**ADJOURNMENT:**

With no further comments or questions, Mr. Regan made a motion to adjourn the meeting at 6:15pm, seconded by Mr. Schuch and carried with a voice vote of all ayes.

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Shane Lawrence, Vice Chairman

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Bryan Schuch, Secretary