

HARRISON BOARD OF ZONING APPEALS MINUTES

September 27, 2016

The regular meeting of the Harrison Board of Zoning Appeals was called to order at 7:00P.M.

ROLL CALL: Mr. Wilson, Mr. Phillips, Mr. Boerger and Mr. Ross were present.

A motion to excuse Mr. Montgomery was made by Mr. Boerger and Seconded by Mr. Ross.

ROLL CALL: All members present voting YES; motion passed.

A motion to approve the meeting minutes of the September 27th, 2016 meeting was made by Mr. Phillips and Seconded by Mr. Boerger.

ROLL CALL: Mr. Boerger YES; Mr. Ross YES; Mr. Phillips YES; Mr. Wilson YES. Motion passed.

VISITORS

Bob Carpenter

Ron Liette

Rick Phelps

OLD BUSINESS

CASE: #9107 Dairy Queen, 10540 Harrison Avenue (tabled from September 27th).
A request to allow for the structural alteration of an existing pylon sign and the addition of an electronic message board.

Mr. Bob Carpenter presented the request for the modification of the existing pole sign for Dairy Queen on Harrison Avenue. He stated a ground-mounted sign would be difficult at this location because a ground mounted sign would block visibility at the intersection and the sign would be blocked by parked cars. He also wanted to remind the Board of other similar pole signs in the area.

Mr. Wilson asked Staff about the Staff Report and the conditions listed with the EMB Sign. Mr. Phillips expressed concern about a ground mounted sign in this location causing visibility problems at the entrance to the lot. Mr. Ross also expressed the same concerns about safety and visibility at the intersection.

Mr. Ross made a motion to approve the signs as requested. Seconded by Mr. Phillips. **ROLL CALL. Mr. Wilson YES; Mr. Boerger YES; Mr. Ross YES; and Mr. Phillips YES. Motion Passed.**

NEW BUSINESS

Mr. Wilson brought to the attention of the Board that he received an email from a representative of Freddy's about a past case from May 2016. The Board approved a sign variance for the Freddy's restaurant on New Haven Road, requiring the owner to place a ground-mounted sign in the front of the restaurant and not the proposed pole sign. However, the Freddy's representative needs 112 inches of height for the sign in order to fit the electronic message board and the advertising message, which is ten more inches than allowed by code. The Board discussed and agreed the additional height was warranted as Freddy's agreed to change the sign type during the course of the hearing.

A motion was made by Mr. Ross and Seconded by Mr. Boerger to allow the ground-mounted sign at Freddy's to have a maximum height of 112 inches.

CASE #9183 Dominos, 1166 Harrison Avenue, To allow for an additional wall sign on the east side of the building for the new drive-through.

Mr. Rick Phelps, the owner of Domino's presented the case. He stated the BZA approved a variance application for the replacement of the existing wall sign fronting Harrison Avenue in July, 2016. The same variance requested an additional LED illuminated channel letter sign on the west of the building but that request was denied. He now wants to resubmit an application for the same LED illuminated channel letter sign on the west of the building.

Mr. Ross asked about some of the adjoining businesses and how much of an affect the sign will have on NAPA. Mr. Phillips questioned how many people will see the sign. Mr. Wilson asked how much the sign will help with drive-thru traffic. Mr. Phelps said the sign might help with the drive-thru but could also catch the attention of some drivers coming down Harrison Avenue.

Mr. Ross made a motion to approve the variance as requested, Seconded by Mr. Phillips. **ROLL CALL: Mr. Wilson YES; Mr. Boerger YES; Mr. Ross YES; and Mr Phillips YES. Motion approved.**

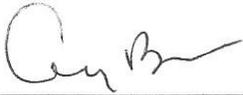
CASE #9186 Marco's Pizza, 10625 Harrison Avenue, A variance request to allow for a face change on the existing non-conforming pylon sign and an additional wall sign on the west side of the building.

Mr. Bob Carpenter stated the Board should really look at revising the Zoning Code to allow modification of the existing pole signs. He felt the variances were unnecessary and caused more paperwork. Mr. Ross asked if Mr. Carpenter worked on the original pole sign on the property when it was a Long John Silvers and Mr. Carpenter said no. Mr. Wilson stated he does not see a problem allowing the face change on the pole sign, but was against the third wall sign. Mr. Ross wanted to know if the pole was going to be painted. Mr. Carpenter did not know.

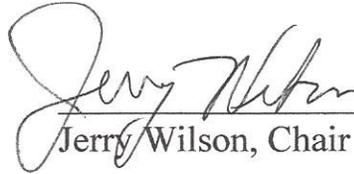
Mr. Phillips made a motion to approve the face change as requested, but to deny the third wall sign. Seconded by Mr. Ross. Discussion followed. Mr. Ross made a motion to amend the previous motion approving the face change on the pole sign, denying the third wall sign AND requiring the pole on the pole sign to be painted black. Seconded by Mr. Phillips.

ROLL CALL: Mr. Wilson YES; Mr. Boerger YES; Mr. Ross YES; and Mr Phillips YES. Motion approved.

There being no further business before the Board the meeting was adjourned at 7:45PM.



Gary Boeres, Secretary



Jerry Wilson, Chair