

# HARRISON BOARD OF ZONING APPEALS MINUTES

October 25<sup>th</sup>, 2016

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

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

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

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

A motion to approve the meeting minutes of the September 27<sup>th</sup>, 2016 meeting was made by Mr. Boerger and Seconded by Mr. Ross.

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

## VISITORS

Bob Carpenter

## OLD BUSINESS

No Old Business was brought before the Board.

## NEW BUSINESS

**CASE #9204, 10535 Harrison Avenue; A request to allow a face change on a non-conforming wall sign.**

Mr. Bob Carpenter gave a brief introduction and presented the request for the modification of the existing, non-conforming wall sign for the new Chandler's Bistro in the Harrison Center. The new sign would be inserted into the existing

wall cabinet that was used by the previous tenant. Mr. Carpenter presented a few pictures showing the sign as seen from Harrison Avenue. He stated the sign needs to be larger than the 40 square feet allowed by code so travelers on Harrison Avenue could see the sign. Mr. Ross stated he had visited the property and had no trouble seeing the various wall signs located on the center. A question was asked of Staff as to the typical size for such wall signs and the answer was 40 square feet depending on the size of the tenant space.

A motion was made by Mr. Montgomery and Seconded by Mr. Ross to allow the wall sign for Chandler's Bistro to be approved as submitted. **ROLL CALL: Mr. Wilson YES; Mr. Boerger YES; Mr. Ross YES; and Mr. Montgomery YES. Motion approved.**

**CASE #9231 Bryant Builders, 10590 Progress Way, A request to allow a variance in order to reduce the amount of required landscaping within the parking area for a new Kia Dealership.**

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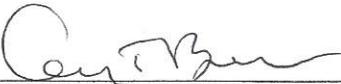
Eric Koren, General Manager for the dealership gave a brief introduction. He stated trees are a problem for dealerships because they add additional maintenance to the upkeep of new cars on the lot. He also stated the landscape islands within larger parking lots can be a problem for snow removal.

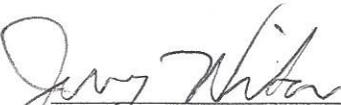
Mr. Koren asked if the required landscaping could be moved to the parking lot fronting New Haven Road where it could be seen by more people and moved away from the new cars. There was general discussion on where the new landscape beds would be placed within the parking lot. Mr. Koren added that he was willing to double the size of the required landscaping areas if he could move the landscaping to the other parking lot.

Mr. Ross liked the idea but suggested tabling the matter until Mr. Koren could revise the landscaping plan and bring it to the next meeting.

A motion was made by Mr. Ross and Seconded by Mr. Montgomery to table the matter until a revised landscaping plan was submitted. **ROLL CALL: Mr. Wilson YES; Mr. Boerger YES; Mr. Ross YES; and Mr. Montgomery YES. Motion approved.**

There being no further business before the Board the meeting was adjourned at 7:30PM.

  
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Gary Boeres, Secretary

  
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Jerry Wilson, Chair

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