

**MUNSTER BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
TUESDAY, JULY 24, 2007, 7:00 P.M.**

Call meeting to order - The meeting was called to order at approximately 7:00 p.m. by Joseph Simonetto, Chairman of the Board of Zoning Appeals.

<u>Roll call</u> -	<u>Members present:</u> William Baker Joseph Simonetto Richard Lasky Stuart Friedman Sharon Mayer	<u>Members absent:</u>	<u>Staff present:</u> Steve Kennedy James Mandon
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Approval of Minutes – Mr. Lasky and Mr. Baker pointed out a need to add clarifying language under the paragraphs pertaining to Petition 07-004 and 07-007, respectively. Mr. Friedman made a motion to approve the meeting minutes of June 26, 2007 as amended. The motion was seconded by Mrs. Mayer, and then approved by unanimous vote of the members present.

Preliminary Hearing -

Petition 07-009- Jeremy Heabelin, representing Van Bruggen Signs, Inc. explained the request for a developmental standards variance for additional wall signs for a proposed Fifth Third Bank located on the North East corner of Calumet and Broadmoor on property zoned SC, Shopping Center. Mr. Simonetto asked the petitioner to explain the hardship, to which he responded that the signs are for traffic inside the Target parking lot and north, in order to identify the building as the bank. Mr. Friedman asked if the monument sign would serve that purpose, and the petitioner responded no. Mrs. Mayer asked if the bank was going to install a sign panel on the combined shopping center sign, to which the petitioner said no. Mrs. Mayer made a motion, seconded by Mr. Lasky, to move this petition to public hearing on August 28. The motion was approved by unanimous vote of the members present.

Petition 07-010 Richard Anderson and John McGregor, representing GB Indiana 2, LLC, stated that they are requesting a Special Use for a drive-thru pharmacy for CVS on the North East corner of Calumet and Main on property zoned C1 Commercial. Mr. Friedman and Mr. Lasky asked questions about the amount of stacking provided and expected. Mr. Anderson said he would have more information about this at the next meeting. Mrs. Mayer made a motion, seconded by Mr. Friedman, to move this petition to public hearing on August 28. The motion was approved by unanimous vote of the members present.

Petition 07-011 Richard Anderson and John McGregor, representing GB Indiana 2, LLC, stated that they are requesting a Developmental Standards Variance for additional signs for CVS on the North East corner of Calumet and Main on property zoned C1 Commercial. Mr. Lasky said the request seemed excessive and recommended to the petitioner that the request be reduced to a more reasonable size and number. Mrs. Mayer agreed, recalling the petition from Staples, which resulted in a smaller sign than originally requested. Mr. Simonetto asked the petitioner to justify the hardship which resulted in the request for the LED portion of the monument sign. Mr. McGregor indicated that facilities which have LEDs produce higher sales. Mrs. Mayer made a motion, seconded by Mr. Lasky, to move this petition to public hearing on August 28. The motion was approved by unanimous vote of the members present.

Public Hearing –

Petition 07-006- Mr. Kevin Heggi explained his request for a height variance for a garage located at

2142 N. Delaware Parkway on property zoned R2. He said it will match the style of his house, with the second floor to be used for storage and for his hobbies. If granted the variance, the petitioner said he would tear down the existing shed and reduce the amount of outside storage. Mr. Lasky asked if he intended to install electricity and plumbing, to which the petitioner said just electricity. Mr. Kennedy stated that the public hearing notification requirements had been satisfied. Mr. Simonetto opened the public hearing, and since no member of the public wished to speak on this petition, Mr. Simonetto then closed the public hearing. Mr. Lasky made a motion, seconded by Mrs. Mayer, to approve this petition. The motion was approved by unanimous vote of the members present.

Petition 07-007 – John Alerin, representing the Architects Partnership LTD explained the request for a Special Use for a bank drive thru for the northeast corner of Calumet and Broadmoor on property zoned C1 Commercial. He also said he had incorporated the recommendations received by the BZA members at the last meeting, including making the interior north curb cut facing Target an in only access road into the development, and installing a do not enter sign to avoid confusion. He said he would also be installing traffic and speed control measures in the parking lot including speed bumps and stop sign. He said he would reduce the height of landscaping at the southwest corner of the building to improve sight visibility. Mr. Kennedy stated that the public hearing notification requirements had been satisfied. Mr. Simonetto opened the public hearing, and since no member of the public wished to speak on this petition, Mr. Simonetto then closed the public hearing. Mr. Lasky made a motion, seconded by Mr. Friedman, to recommend this petition to Town Council. The motion was approved by unanimous vote of the members present.

Findings of Fact-

Action on the following findings was postponed until the August 28 meeting:

Petition 07-04 – Café Borgia, request for a special use to permit outdoor dining, located at 10118 Calumet Avenue, on property zoned C1.

Petition 07-005 – Lake County Public Library request for a Developmental Standards Variance to the front set back, located at 8701 Calumet Avenue, on property zoned R-2.

Petition 07-03 – American Family Insurance request for a variance to place a sign on an existing pole, located at 8142 Calumet Avenue, on property zoned C1.

Adjournment - The meeting was adjourned by Mr. Simonetto at approximately 7:55 p.m.

Joseph A. Simonetto, Chairperson, Munster Board of Zoning Appeals

Date