

The MUNSTER BOARD OF ZONING APPEALS
MINUTES OF REGULAR BUSINESS MEETING
Meeting Date: October 11, 2022

The announced meeting location was Munster Town Hall and could be accessed remotely via Zoom, a video conference application.

Call to Order: 7:05 pm

Pledge of Allegiance

Members in Attendance:	Members Absent:	Staff Present:
Brian Specht (Via Zoom)		Tom Vander Woude, Planning Director
Sharon Mayer (Via Zoom)		Dave Wickland, Attorney
Brad Hemingway		
Daniel Buksa		
Roland Raffin		

Approval of Minutes:

Motion: Mr. Raffin moved to approve the minutes of the August 9, 2022, regular meeting.

Second: Mr. Hemingway

Vote: Yes – 5 No – 0 Abstain – 0. Motion carries

Preliminary Hearings

- a. **BZA Docket No. 22-014 Legacy Sign Group on behalf of Luke Oil requesting approval of a variance from TABLE 26-6.701.B MONUMENT SIGN SPECIFIC STANDARDS to permit a 21-inch tall logo on the monument sign at 750 Broadmoor Avenue.**

Mr. Vander Woude said this a preliminary hearing for a variance request for a sign located at the current GoLo gas station at 750 Broadmoor Avenue which rebranding as a CITGO gas station. The existing monument sign at the corner of the property is a legal non-conforming sign. The Munster zoning code permits a non-conforming sign to be modified but the modifications and changes to the sign must conform with the current development standards. He said the applicant is proposing to reuse the monument sign and install a white face with the CITGO logo and text stating CITGO. A variance is requested to exceed the maximum letter and logo height of 12 inches. The proposed sign has a triangle logo that is 21 inches in height.

Larry Yurko of Legacy Sign Group at 7933 W US Highway 6, Westville, IN 46391 introduced himself. He said the reason for that 1 foot, 9-inch-tall logo is because the triangle is their branding standard. Reducing it to conform to a code changes their brand visually. He said they are working with an existing sign cabinet and from a proportion standpoint, they'd like to keep their brand intact and consistent with what they do on a national level. Mr. Hemingway asked whether the sign on the CITGO at 45th and Fran Lin has a standard logo that is comparable to what they are requesting now. Mr. Buksa asked if CITGO has any stations in upscale or resort communities. Mr. Yurko said he cannot answer that, but he can find out. Mr. Vander Woude said the current GoLo sign text does not comply with the text height standard.

When asked if the owner of this subject location is the same owner of the 45th and Fran Lin location, Mr. Yurko said he understands that it is.

Motion: Mr. Raffin moved to set BZA Docket No. 22-014 to a public hearing.

Second: Mr. Buksa

Vote: Yes – 5 No – 0 Abstain – 0. Motion carries.

Public Hearings: None

Findings of Fact

- a. **BZA Docket No. 22-011 Tim Overmyer of Vanadco Signs on behalf of Peoples Bank requesting variances from TABLE 2 6-6.701.B Wall Sign Specific Standards to permit a wall sign on the 3rd floor of the west elevation of the building at 9204-B Columbia Avenue.**

Motion: Mr. Raffin moved to approve the Findings of Fact for BZA Docket No. 22-011

Second: Mr. Hemingway

Vote: Yes – 5 No – 0 Abstain – 0. Motion carries.

Additional Business/Items for Discussion:

Mr. Vander Woude said he has no additional items to discuss. Ms. Mayer raised the issue of the closure of the garage at Michael Dust's house. She said the last time the Board of Zoning Appeals spoke about this; he was in the midst of having his siding replaced on his house. It still looks like it is not a permanent closure. Mr. Vander Woude said it is an unusual design, but it is permanently closed. It does still look like a garage door. Ms. Mayer said this is what happens when the expectations are not clearly stated. Mr. Vander said that the ordinance requires that the number of garage spaces be limited. That was accomplished by closing off the that attached garage. Ms. Mayer said it really does not look like it is closed. Mr. Raffin asked if they could get in it, Mr. Vander Woude said you can't, it has been framed out and closed. It looks like a garage door, but it is not

Next Meeting: Ms. Mayer announced that the next regular business meeting will be November 8, 2022.

Adjournment:

Motion: Mr. Raffin moved to adjourn.

Second: Mr. Buksa

Vote: Yes – 5 No – 0 Abstain – 0. Motion carries.

Meeting adjourned at 7:16 pm

President Sharon Mayer
Board of Zoning Appeals

Date of Approval

Executive Secretary Thomas Vander Woude
Board of Zoning Appeals

Date of Approval