

**MERRILLVILLE BOARD OF ZONING APPEALS MINUTES
WEDNESDAY, APRIL 28, 2021
6:30P.M.**

The Board of Zoning Appeals meeting of April 28, 2021 was called to order by Chairman Tim Fortier at 6:30pm and led the group in the Pledge of Allegiance.

ROLL CALL

Members in attendance were Chairman Tim Fortier, Mr. Ric Holtz, Mr. Pete Guip & Mr. William Byers.

MINUTES: MARCH 24, 2021

Mr. Guip made a motion to approve the minutes and the motion was seconded by Mr. Holtz. The Board voted 3 – 0 to approve the minutes.

COMMUNICATIONS

NONE

COMMENTS FROM THE CHAIRMAN:

Chairman Fortier proceeded I will call each case tonight by case number and name of the petitioners. I would ask that you come forward state your name and address for public record at which time you will be given an opportunity to present your case accompanied by any professionals that you may have with you. After that we will have a Staff Report pertaining to each case that is presented tonight. We will have a question and answer period for the Board members. We will open the floor for comments not questions from the audience. If you are desirous of speaking for or against any case we ask that you please sign in at the registry in the center of the aisle. Public comments will be limited to 3 minutes. We will also render a decision either for or against or a deferral for more information or any other reasons which we will state. Would you please at this time silence any communication devices that you have. Thank you.

OLD BUSINESS

NONE

NEW BUSINESS

1. **Z12Uv4-0421** **LAMAR ADVERTISING PETITIONER & INDIANA DISTRICT ONE, INC. OWNER**
Located at 1299 E. 93rd Avenue I-65 E/S, S/O 93rd Avenue
Request: Variance of Use Approval in a M-2, Limited Industrial Zoning District
Purpose: For a proposed LED/Off Premised Billboard

Councilman Shawn Pettit came before the Board representing LAMAR and stated that the digital component will be a back to back 14' X 48' on a new sign.

Building Director Sheila Shine read the Staff Report.

William Sanders of CP Sanders Farm, LLC, came before the Board inquiring if this structure would decrease the property value of his property which is to the south of the proposed project.

Mr. Holtz made a motion to approve this petition and the motion was seconded by Mr. Guip. The Board voted 4 – 0 to approve this petition.

2. Z13V5-0421 LAMAR ADVERTISING PETITIONER AND INDIANA DISTRICT ONE, INC. OWNER

Located at 1299 E. 93rd Avenue I-65 E/S, S/O 93rd Avenue
Request: Variance from Development Standards Approval in an M-2,
Limited Industrial Zoning District
Purpose: For a proposed Off Premised Billboard

LAMAR Real Estate Manager Councilman Shawn Pettit came before the Board requesting that the proposed sign be placed within the 1320' setback and he continued that the brightness of the sign can be controlled by an automatic dim switch which will adjust the lighting of the sign the during daytime and the nighttime.

Sheila Shine read the Staff Report.

Mr. William Sanders stated that he's not opposed to the project but is concerned about possible property damage if the sign were to fall on his property.

Councilman Pettit stated that LAMAR has liability to cover possible property damage.

The Board discussed possibly adjusting the proposed sign location.

Mr. Holtz made a motion to approve this petition as read, and the motion was seconded by Mr. Byers. The Board voted 4-0 to approve this petition.

3. Z14V6-0421 RODNEY ALLEN, JR. AND ERICA ALLEN PETITIONER & OWNER

Located at 6407 Hayes Street
Request: Variance from Development Standards Approval from Section 21-137 in
R-2, Residential Zoning District
Purpose: To decrease the side yard setback to allow a proposed garage

Sheila Shine read the Staff Report.

Mr. Guip made a motion to approve this petition and was seconded by Mr. Byers. The Board voted 4 – 0 to approve this petition.

4. Z15V7-0421 JOANNE C. SNYDER PETITIONER & OWNER

Located at 7329 Marshall Street
Request: Variance from Development Standards Approval from Section 21-77(4)
in a Residential Zoning District
Purpose: To allow a 14' X 20' Storage Shed

Joanne Snyder stated that she is proposing to build the shed on an existing concrete pad and will demolish the existing shed after the proposed shed is built.

Sheila Shine read the Staff Report.

Mr. Byers made a motion to approve this petition which was seconded by Mr. Guip. The Board voted 4 – 0 to approve this petition.

OTHER BUSINESS

None

ADJOURNMENT

Mr. Guip made a motion to adjourn the meeting and the motion was seconded by Mr. Holtz. The Board voted 4 – 0 to adjourn the meeting.

Respectfully Submitted,
Marie Wilson,
Recording Secretary

