

APRIL 8, 2014

**BOARD OF ZONING APPEALS
CITY OF MISHAWAKA, INDIANA**

A regular meeting of the Mishawaka Board of Zoning Appeals was held Tuesday, April 8, 2014, in the Council Chambers, City Hall, 600 East Third Street, Mishawaka, Indiana. Board members attending: Charles Krueger, Charles Trippel, Don McCampbell, Ross Portolese, and Rosemary Klaer. In addition to members of the public, the following were also in attendance: David Bent, Greg Shearon, Peg Strantz, and Kari Myers.

Mr. McCampbell explained the Rules of Procedure.

The Minutes of the March 11, 2014, meeting, were approved as distributed.

Conflict of Interest was not declared.

PUBLIC HEARING:

APPEAL #14-04 An appeal submitted by Blair Hills Community Association, Inc., requesting a Sign Variance for 641 Dragoon Trail to allow for two (2) non-monument style signs to be placed in common area on S-2 Planned Unit Development zoned property.

Denise Graves, 843 Trail Ridge East, Mishawaka, appeared on behalf of Blair Hills Community Association. She said they are requesting to have two new pillar signs installed; one at the southwest corner of Wood Lane and Dragoon and the other at the northeast corner of Dragoon and Blair Hills Avenue. Ms. Graves said these will replace the existing signs and will be installed within the next six months.

Mr. McCampbell closed the Public Hearing on Appeal #14-04.

Staff Recommendation

The Staff recommends approval of Appeal #14-4 to install two (2), Blair Hills Community, freestanding, non-monument signs; one at the NE corner of Blair Hills Avenue and Dragoon Trail, and one at the SW corner of Wood Lane and Dragoon Trail. Approval is based on the following Findings of Fact:

- 1. Approval will not be injurious to the public health, safety, morals and general welfare of the community because all state and local building codes will be adhered to during construction and vision clearance along Dragoon Trail, Blair Hills Drive and Wood Lane will not be impaired;*
- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because the signs represent an investment in the Blair Hills Community and the signs are in scale with the surroundings; and*

3. *Strict application of the terms of the On-Premise Sign Standards Ordinance will result in practical difficulties in the use of the property because without the way finding signs, while driving along Dragoon Trail, Blair Hills could easily be passed by.*

MOTION: Charles Krueger moved to approve Appeal #14-04. Charles Trippel seconded; motion carried with a vote of 5-0.

ADJOURNMENT: 6:03 p.m.

Greg Shearon, Senior Planner

Kari Myers, Administrative Planner