TOWN OF Brownsburg

BOARD OF ZONING APPEALS AGENDA

Brownsburg Board of Zoning Appeals Meetings are live-streamed and archived.

NOVEMBER 13, 2023

6:00 PM

TOWN COUNCIL MEETING ROOM 61 NORTH GREEN STREET, BROWNSBURG, INDIANA 46112

A. CALL TO ORDER & DETERMINATION OF QUORUM

B. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

C. CONSIDERATION OF PREVIOUS MEETING(S) MINUTES

1. October 16, 2023 Regular Meeting Minutes

Documents:

BZA MINUTES_10-16-23.PDF

D. APPROVAL OF FINDINGS OF FACT

1. Findings Of Fact And Reports Of Determination

1. BZUV-23-3 444 Johnson Lane Use Variance

Documents:

FOF_BZUV-23-3 444 JOHNSON LANE.PDF

E. HEARING OF REQUESTS FOR CONTINUANCES

1. BZDV-23-26 NE Corner 56th And CR 900 - Meijer Development Standards Variance

A request for a Development Standards Variance from Article 5, § 5.38 "Parking Lot Landscaping Standards" to reduce the number of parking islands required, reduce the minimum parking island width, and increase the maximum length of unbroken parking rows.

Parcel No(s): 32-08-06-310-003.000-016, 32-08-06-310-002.000-016

Represented by: Abby Jacobs, Woolpert

The applicant is requesting to continue this case to the December 11th BZA hearing.

2. BZDV-23-27 NE Corner 56th St And CR 900 - Meijer Development Standards Variance
   A request for a Development Standards Variance from Article 5, § 5.62 "Non-Residential Parking Standards" to remove the requirement to double plantings based on parking spaces provided, increase the light pole height to 33 feet, remove the parking corral material and landscaping requirements and increase the cart corral length.

   Parcel No(s): 32-08-06-310-003.000-016, 32-08-06-310-002.000-016

   Represented by: Abby Jacobs, Woolpert

   The applicant is requesting to continue this case to the December 11th BZA hearing.

3. BZDV-23-28 NE Corner 56th St And CR 900 - Meijer Development Standards Variance
   A request for a Development Standards Variance from Article 5, § 5.66 "General Sign Standards" to allow larger wayfinding signage of four square feet and to allow signs to be installed on glass portions of the facade.

   Parcel No(s): 32-08-06-310-003.000-016, 32-08-06-310-002.000-016

   Represented by: Abby Jacobs, Woolpert

   The applicant is requesting to continue this case to the December 11th BZA hearing.

4. BZDV-23-29 NE Corner 56th St And CR 900 - Meijer Development Standards Variance
   A request for a Development Standards Variance from Article 5, § 5.75 "High Intensity Commercial Sign Standards" to allow increase the cumulative maximum sign area for the main store and fuel center, increase the maximum number of allowed cumulative signs, allow a projecting sign, increase the fuel canopy sign ratio, reduce the sign setback for freestanding signs, and increase the maximum size of a gateway sign.

   Parcel No(s): 32-08-06-310-003.000-016, 32-08-06-310-002.000-016

   Represented by: Abby Jacobs, Woolpert

   The applicant is requesting to continue this case to the December 11th BZA hearing.

5. BZDV-23-30 NE Corner 56th St And CR 900 - Meijer Development Standards Variance
   A request for a Development Standards Variance from Article 5, § 5.90 "Trash Receptacle Standards" to allow ungated access to a trash compactor with screening on three sides.

   Parcel No(s): 32-08-06-310-003.000-016, 32-08-06-310-002.000-016

   Represented by: Abby Jacobs, Woolpert

The applicant is requesting to continue this case to the December 11th BZA hearing.

F. CONTINUED PUBLIC HEARINGS

G. OLD BUSINESS

H. NEW BUSINESS

1. BZDV-23-18 7430 E 700 N - 7 Brew Signs Development Standards Variance

   A request for a Development Standards Variance from Article 5, § 5.72 "Neighborhood Commercial Sign Standards" to allow larger signs on a commercial building in the NC District of 31.6 square feet on the north and south facades and 36.8 square feet on the east facade.

   Parcel No(s): 32-02-34-477-001.000-026

   Represented by: Crystal Whitehead, Whitehead Signs

   Advertised Public Hearing

   Documents:

   H.1A SYNOPSIS_BZDV-23-18 7BREW SIGNS.PDF
   H.1B 7 BREW APPLICANT CRITERIA RESPONSES.PDF
   H.1C SITE_PLAN_WED_SEP_20_2023_16-58-30.PDF
   H.1D SIGNAGE_EXAMPLES_WED_SEP_20_2023_16-59-00.PDF
   H.1E FRONT_WED_SEP_20_2023_16-57-51.PDF
   H.1F SOUTH_WED_SEP_20_2023_16-58-18.PDF
   H.1G SILVER_ARROW_SPECS_WED_SEP_20_2023_16-57-59.PDF
   H.1H EXISTING BLDG SIGNAGE LIGHTS.JPG

2. BZDV-23-19 Main Street Storage Primary Structures Development Standards Variance

   A request for a Development Standards Variance from Article 2, § 2.30 "Moderate Intensity General Commercial (C1) District Development Standards" to allow more than one primary structure on a lot.

   Parcel No(s): 32-07-11-415-014.000-016

   Represented by: Russell Brown, Clark Quinn Law

   Advertised Public Hearing

   Documents:

   H.2A SYNOPSIS_BZDV-23-19 MAIN ST STORAGE C1 VARIANCE.PDF
   H.2B MAIN ST STORAGE APPLICANT CRITERIA RESPONSES.PDF
   H.2C SITE_PLAN_WITH_LANDSCAPING_MON_OCT_16_2023_13-59-50.PDF

3. BZDV-23-20 Main St Storage PMO Building Height Development Standards Variance

   A request for a Development Standards Variance from Article 3, § 3.10 "PMO District Development Standards" to allow the construction of three single-story buildings.

   Parcel No(s): 32-07-11-415-014.000-016

Represented by: Russell Brown, Clark Quinn Law

Advertised Public Hearing

Documents:

H.3A SYNOPSIS_BZDV-23-20 MAIN ST STORAGE.PDF
H.3B MAIN ST STORAGE PMO APPLICANTS CRITERIA RESPONSES.PDF
H.3C SITE PLAN WITH LANDSCAPING.PDF

4. BZDV-23-21 Main Street Storage Architecutral Development Standards Variance
   A request for a Development Standards Variance from Article 5, § 5.18 "Commercial Architecture Standards" to allow polymer urethane façade application in lieu of masonry, remove the requirement for façade/plane breaks, and remove the requirement for material changes.

   Parcel No(s): 32-07-11-415-014.000-016

   Represented by: Russell Brown, Clark Quinn Law

   Advertised Public Hearing

   Documents:

   H.4A SYNOPSIS_BZDV-23-21 MAIN ST STORAGE ARCHITECTURE.PDF
   H.4B APPLICANT CRITERIA RESPONSES.PDF
   H.4C APPLIED MATERIAL EXAMPLE.JPG
   H.4D SITE PLAN WITH LANDSCAPING.PDF

5. BZDV-23-22 NE Corner 56th St And CR 900 - Meijer Architecture Development Standards Variance
   A request for a Development Standards Variance from Article 5, § 5.18 "Commercial Architecture Standards" to allow brick and wood printed pre-cast panels as a substitute of individual masonry units and to reduce the masonry percentages on the rear and side of the main store as well as the side facades of the gas station.

   Parcel No(s): 32-08-06-310-003.000-016, 32-08-06-310-002.000-016

   Represented by: Abby Jacobs, Woolpert

   Advertised Public Hearing

   Documents:

   SYNOPSIS_BZDV-23-22_MEIJER COMMERCIAL ARCH STANDARDS VARIANCE.PDF
   MEIJER - ARCHITECTURE - APPLICANT CRITERIA RESPONSES.PDF
   A201-ABE MS RENDERING.PDF

6. BZDV-23-23 Meijer Canopy And Portico Development Standards Variance
   A request for a Development Standards Variance from Article 5, § 5.20 "Canopy and

Portico Standards" to allow a gas station canopy that does not match the primary structure and to increase the allowed heights to a 16-foot clearance height with a 20-foot overall height.

Parcel No(s): 32-08-06-310-003.000-016, 32-08-06-310-002.000-016

Represented by: Abby Jacobs, Woolpert

Advertised Public Hearing

Documents:

H.6A SYNOPSIS_BZDV-23-23_MEIJER CANOPY AND PORTICO VARIANCE.PDF
H.6B MEIJER - CANOPY AND PORTICO - APPLICANT CRITERIA RESPONSES.PDF
H.6C A201-ABE GS RENDERING (00000002).PDF

7. BZDV-23-24 Meijer Fence Height Development Standards Variance

A request for a Development Standards Variance from Article 5, § 5.27 "Institutional and Commercial Fence and Wall Standards" to allow a fence height of eight feet in a commercial district.

Parcel No(s): 32-08-06-310-003.000-016, 32-08-06-310-002.000-016

Represented by: Abby Jacobs, Woolpert

Advertised Public Hearing

Documents:

H.7A SYNOPSIS_BZDV-23-24_MEIJER MAXIMUM WALL HEIGHT.PDF
F.7B FENCE HEIGHT APPLICANT CRITERIA RESPONSES.PDF
H.7C ABE C-200 SITE LAYOUT_PAVEMENT PLAN - FENCE.PDF

I. COMMUNICATIONS & REPORTS

1. 2024 Meeting Calendar

Documents:

PUBLIC HEARING SCHEDULE BZA_2024.PDF

2. Discussion Of UDO Update Open House And Online Materials

Staff will provide highlights from the open house and will discuss the available materials and surveys that are hosted on HTTPS://WWW.BROWNSBURG.ORG/587/BROWNSBURG-UDO-REVIEW-PROCESS

J. MISCELLANEOUS BUSINESS

K. CITIZENS COMMENTS RELATING TO AGENDA

The Town of Brownsburg acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretive services,alternative audio/visual devices,and amanuenses) for participation in or access to Town sponsored public programs, services,and/or meetings, the Town requests that individuals makes requests for these services two business daysahead of the scheduled program, service,and/or meeting. To make arrangements, contact the Department of Development Services at 317-852-1128.