

LOWELL BOARD OF ZONING APPEALS AGENDA

June 11th, 2020

6:00 PM

I. CALL TO ORDER:

II. PLEDGE OF ALLEGIANCE:

III. ROLL CALL:

IV. GUIDELINES FOR PARTICIPATION:

BZA Public Meeting Participation Guidelines

- 1.Meeting participants, staff and Commission members shall practice social distancing guidelines including hand washing, wearing face masks, cough and sneeze etiquette and distancing.
- 2.The meeting room will be limited to 25 occupants at any time including Board members, staff, petitioners and audience.
- 3.The petitioner shall be limited to two persons. One shall be the owner or the owner's representative.
- 4.Because of the meeting room limitation, audience members wishing to witness a petitioner's presentation or comment about the petition may be required to take turns listening/speaking then leaving the meeting room to allow others to listen/speak. All those wishing to comment will be heard.
- 5.To conserve space in the meeting room, the Board members suggest that audience members limit their participation to the petition they are interested in to allow others to occupy the meeting room.
- 6.Audience members wishing to comment publicly should address Board members only and keep their comments concise, courteous and constructive.

V. APPROVAL OF MINUTES – April 9th, 2020

VI. NEW BUSINESS:

ORDER OF PUBLIC HEARING:

Petitioner Presentation
Open public hearing
Close or continue public hearing
Petitioner addresses questions from audience
Staff discussion

BZA # 20-006 - 797 W. COMMERCIAL AVE. - An application for a variance from developmental standards of the terms of the Town of Lowell Zoning Ordinance §155.104 (A)(b)(6)

Permanent Sign Standards, front setback has been filed by MCA MP 797 LLC 801 E. Main St., Griffith, IN 46319 for property located at 797 W. Commercial Ave., Lowell, IN, Parcel #45-19-27-201-018.000-038. The petitioner is requesting to erect a tenant sign that is closer to the right of way setback than is allowed by the above-mentioned ordinance.

BZA #20-007 - 797 W. COMMERCIAL - consider a variance from developmental standards of Town of Lowell Zoning Ordinance §155.104 (A)(a)(b)(1) for property located at 797 W. Commercial Ave Unit 2. Petitioner is requesting to exceed the amount of the total square footage of allowed wall signage. Petition has been filed by Singh Bros LLC d/b/a Handy Spot Liquor, 424 Fort Hill Dr. suite 102, Naperville, IL. This petition is for part of Parcel #45-19-27-201-018.000-038. This property is owned by MCA MP 797 LLC.

BZA # 20-008 - 1101 E. COMMERCIAL - An application for a special use as identified in the Town of Lowell Zoning Ordinance §155.039 TC District – Institutional uses - small scale and §155.043 land matrix definition – Institutional uses small scale has been filed by Traci and Dan Moldenhauer, 166 W. Main St., Lowell, IN 46356 to use property located at 1101 E. Commercial Ave., Lowell, IN, Parcel #45-19-23-480-011.000-008 as a day care center. This property is currently zoned Town Center District.

VII. OLD BUSINESS: NONE

VIII. ANNOUNCEMENTS: Next regularly scheduled meeting is on July 9th, 2020

IX. PUBLIC COMMENTS:

X. ADJOURNMENT:

PLEASE NOTE: This notice was posted at the Lowell Town Hall on Tuesday, June 9th, 2020 and hand-delivered and/or e-mailed to the following: Lowell Board of Zoning Appeal Members, Staff Members, Town Attorney, The Post-Tribune, The Times, The Lowell Tribune, and Z107.