

HIGHLAND BOARD OF ZONING APPEALS
Minutes of the Meeting of
May 25, 2022

The Highland Board of Zoning Appeals met in the meeting room of the Highland Municipal Building, 3333 Ridge Road, Highland, IN 46322 on May 25, 2022. Mr. Thomas called the meeting to order at 6:30 p.m. The meeting opened with the Pledge of Allegiance led by Mr. Martini.

ROLL CALL: Present were Board Members Mr. Thomas, Mr. Martini and Mr. Grzymiski. Also present were Building Commissioner/Zoning Administrator, Mr. Ken Mika, BZA Town Attorney, Mr. John Reed and Town Council Liaison Toya Smith.

MINUTES: The Minutes of the April 27th, 2022 meeting were approved as posted.

ANNOUNCEMENTS: The next meeting of the Board of Zoning Appeals is to be held on June 22nd, 2022.

COMMUNICATIONS: None

Old Business: Approval of Findings of Fact for Al Kosior, 8933 Grace Street, Highland, IN 46322, requesting a Variance for a 12' x 20' Storage Building in his backyard. {HMC 18.05.060 (F) (5)} Interpretation and application – Supplementary district regulation. Accessory Buildings. In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less. {HMC 18.05.060 (F) (7) Interpretation and application – Supplementary district regulation. Accessory Buildings. Accessory Structures in Certain Districts. In R-1A, R-1, R-2, or R-3 zoned districts, accessory structures shall number no more than two, including attached garages.

Mr. Grzymiski motioned to approve the Findings of Fact for Al Kosior. Mr. Martini seconded and the motion was approved with a roll call vote of 3 – 0.

Old Business: Approval of Findings of Fact for Scott Lynn, 1560 W. 94th Lane, Crown Point, IN, and Kenneth Richmond, J. Gast Sign Co., Inc., 499 US Hwy. 30, Valparaiso, IN, requesting a Variance for a Sign at 10251 Indianapolis Boulevard of 380 square feet, which exceeds the square footage allowed per ordinance. {18.83.030} (B) (3) (b) For multi-use and mixed-use buildings, the maximum gross area for permanent business signs shall be either one square foot for each linear foot of frontage that the building occupies, or 150 square feet, whichever is less.

Mr. Martini motioned to approve the Findings of Fact for Scott Lynn and J. Gast Sign Co. Mr. Grzymiski seconded and the motion was approved with a roll call vote of 3 – 0.

New Business: Public Hearing for Sursee Improvements, LLC, 555 Taxter Road, 4th Floor, Elmsford, NY, requesting a Use Variance for a Personal Storage Facility at 8401 Indianapolis Boulevard. {HMC 18.45.030} Permitted uses in a B-3 District do not include Storage Facilities.

Mr. Mika stated that there had been an email received from Attorney Weiser, who is representing the petitioner, the day before tonight's meeting, stating that the petitioner, Sursee Improvements, LLC, wished to defer their petition hearing until the June 22nd, 2022 BZA Meeting. He then stated a copy of the email had been placed in their file.

Mr. Grzynski motioned to approve the request to defer the petitioner's hearing until the June 22nd, 2022 BZA Meeting. Mr. Martini seconded and the motioned passed unanimously with a 3 – 0 roll call vote.

New Business: Public Hearing for Steindler Signs and Graphix, 10740 W. US Hwy 30, Wanatah, IN, requesting a Variance for a sign at 8319 Indianapolis Boulevard, when a sign already exists on the building. {HMC 18.85.030} (B) (1) (a) Sign Types. (B) Permanent Business Signs. (1) Location. (a) One permanent business sign shall be required for all buildings and businesses in a non-residential zoning district. Such a sign shall be placed above the front entrance of the business, but no higher than the second story of the building where the business is located.

Mr. Thomas asked Mr. Reed if the Proof of Publication was in order for this petitioner. Mr. Reed replied the Proof of Publication was published in the NWI Times on May 2nd, 2022 and was in order. Mr. Mika confirmed that their sign was posted legally.

Mr. Thomas Steindler, 10740 W. US Hwy 30, Wanatah, IN, introduced himself and stated he would be representing at this hearing. He continued that the building owner wished to add a second sign to the building. He continued that there was some confusion with customers going to wrong side of the building when trying to enter the building. He added that the sign would be illuminated, 39 square feet and their objective was to direct customers to the center of the building. He mentioned that the sign was proportional to the building and the previous tenants, which he thought to be a World Gym, had more than one sign there when they occupied the building.

Mr. Thomas opened the meeting to the public. Hearing no remonstrance, he closed the public meeting and brought the discussion back to the Board.

After limited discussion, Mr. Martini motioned to approve the variance request for Steindler Signs and Graphix. Mr. Grzynski seconded and the motion was unanimously approved with a 3 – 0 roll call vote.

BUSINESS FROM THE FLOOR: None

ADJOURNMENT: Motion: Mr. Grzynski Second: Mr. Martini Time: 6:44 p.m.

