

**MINUTES OF THE LAWRENCE
BOARD OF ZONING APPEALS
JULY 20, 2021**

MEMBERS PRESENT: Rebecca Lightle, Thomas Crouch, Stephen Hall and Amber Denney

STAFF PRESENT: Economic Development Director Dan Zuerner and City Engineer Sri Venugopalan

COUNCIL PRESENT: Rick Wells, Maria Rusomaroff and Tyrrell Giles

Mrs. Lightle called the meeting to order at 6:00pm and announced a quorum was present.

APPROVAL OF MINUTES FROM JUNE 15, 2021:

The motion for approval was made by Mrs. Denney, second by Mr. Crouch and were approved 4-0

SPECIAL REQUESTS, WAIVERS OR WITHDRAWALS:

21-LUV-07 ~ 5505 N Post Rd

Petitioner representative, Joe Calderon, requests continuance to August 17, 2021 hearing. The motion for continuance with notice was made by Mr. Hall, second by Mr. Crouch and approved 4-0.

21-LUV-08 ~ 12024 E 65th St

Councilor Rusomaroff requested continuance to August 17, 2021 hearing. The motion for continuance with notice was made by Mr. Crouch, second by Mrs. Denney and approved 4-0.

Old Business:

21-LSV-05 ~ 6002 Sunnyside Rd

Petitioner representative, Joe Calderon, presented the case for a Variance of Development Standards of the following sections of the City of Indianapolis Consolidated Zoning/Subdivision Ordinance, in order to facilitate occupancy of a portion of the existing facility by a distributor of lumber type products:

1. 743-306-2: outside storage in excess of 25% of the building, within 500 feet of a protected district.
2. 744-510-2: twelve foot (12') tall fence in front and side yard proposed; three and one-half feet (3.5') permitted in front yard and 10 feet (10') permitted in side and rear yard

The regional manager for US Lumber spoke to the Board and answered their questions regarding the number of employees and trucks coming to the site.

The following Council members and residents spoke in remonstrance of the petition:

1. RICK WELLS ~ DISTRICT 2 COUNCIL ~ WANTS TRAFFIC STUDY PERFORMED ~ DELIVERIES HAPPENING AT THE SAME TIME AS KIDS GOING TO SCHOOL ~ CLARIFY SIZE OF TRUCKS ENTERING PROPERTY
2. LOUIS, PASTOR W/ SUNNYSIDE RD BAPTIST CHURCH ~ CONCERNED ABOUT TRAFFIC BACKING UP ~ TRUCKS MISSING DRIVE TO FACILITY AND USING HIS LOT AND DAMAGING THE CULVERT PIPE UNDER DRIVE ~ ENCROACHING INTO ONCOMING TRAFFIC WHEN MAKING TURN ONTO SS ~
3. TYRRELL GILES ~ DISTRICT 1 ~ NOT FOR OR AGAINST PETITION, JUST HAS CONCERNS
4. JEFF ARNOLD, OWNER OF INCREDIPLEX ~ WILL MONITOR TENANTS TO MAKE SURE THEY COMPLY WITH ALL CITY ORDINANCES

Director Zuerner and Engineer Venugopalan advised Board this use is allowed per zoning code. The petition is only to approve outside storage in excess of 25% of the building square footage and fencing. The City supports the petition with fencing as displayed on the latest site plan and shielding for any lighting on the north side of the property. Both support the commitment of no left turn onto Sunnyside Rd signage.

After discussion the Board voted on the petition with the following commitments: fencing per the site plan provided, exterior lights shielded on the north side of the property and to install "no left turn" signage. The final vote was 2 for and 2 against, the petition was continued with notice to the August 17, 2021 hearing.

New Business:

21-LUV-06 ~ 10605 Deme Dr, Suite A

Variance of Use of Table 743-1 to allow motor vehicle sales (not permitted).

Petitioner representative, David Dearing, and tenant, Ryan Cook, presented the case for a Variance of Use of Table 743-1 to allow motor vehicle sales (not permitted).

Councilman Rick Wells commented he would support his petition as long as all vehicles for sale remain inside the building.

Director Zuerner recommends approval of the petition with commitment that the variance be to this petitioner only, all vehicles will remain indoors and no vehicle repairs, body work or painting will be performed at this location. In addition the maximum size signage allowed with be 3'x5'.

After discussion the Board voted on the petition and approved with the above mentioned commitments 4-0.

Approval of Resolution 1, 2021 ~ Written Policy for Member Participation via Electronic Means

After discussion Mr. Crouch motioned for approval, second by Mr. Hall and passed with 4-0 vote.

Approval of Updated Rules of Procedure Manual

After discussion Mr. Crouch motioned for approval, second by Mrs. Denney and passed with a 4-0 vote.

There being no other business before the board the meeting was adjourned at 7:32pm.


Rebecca Lightle, Chair


Renea Rafala, Secretary

These minutes are not intended to be verbatim. They are a summary of discussions held, with the exception of the motions. An audiotape is made which provides a detailed record.