**McCordsville Board of Zoning Appeals**

**Meeting Minutes**

**August 7th, 2024**

**6:00**

**Roll Call**

**Members Present:** Dan Vail, Grant Adams, Brian Hurley, Brianne Schneckenberger, Justin Meadows

**Members Absent**: N/A

**Other members present**: Ryan Crum, Beth Copeland legal counsel, Allyson Hamlin

**Agenda considerations**

Requesting a continuance of the rules and procedures.

*BZA-24-008 withdrew*

**Approval of minutes**

Mr. Adams made a motion to approve the May minutes, Mr. Hurley seconded, the board voted 4/0.

**Old business**

*Amendment to the BZA Rules & Procedures – continuance*

**New Business**

*BZA-24-008, Kristin Similton's request for a Development Standard Variance to allow an accessory structure on a parcel without a primary structure. The subject parcel is located at 6812 W Cardinal Dr.* **- THE PETITIONER HAS WITHDRAWN THIS REQUEST. NO ACTION WILL BE TAKEN.**

*BZA-24-009, The Bobber Shop's request for Development Standard Variances for additional ground signs and larger window signage. The subject parcel is located at 6346 W Broadway.*

Mr. Crum presented the location and details of the area to the board. Also shared the brief staff report.

Christopher Proehl, the owner of the Bobber Shop, a fishing store, presented for the signage request. Spoke that the murals on the windows were done by a professional artist and are changed seasonally. He spoke that the window does not function as a window, it is covered inside by peg boards to preserve his merchandise. Mentioned that approximately 3-10 people a day to take photos with the fish. Offering to remove the logo on the other window.

Mr. Hurley asked to see the other photo of the windows.

They presented the other photos that were in the staff report.

Petitioner continued to present.

Ms. Schneckenberger asked if the only entrance is on the eastern side of the building?

The petitioner stated there is a northern entrance as well.

*Ms. Schneckenberger opened the public hearing. No one from the public chose to speak. Ms. Schneckenberger closed the public hearing.*

Mr. Crum shared the staff report. Staff is recommending a denial of variance #2 because of the windows.

Large fish staff report – larger than the sign code would allow

Ground sign, staff considered there to be more than 1 ground sign. Allow 2 total signs, 1 being the fish and 1 (ground or wall sign) code allows wall and ground sign.

Staff supports the fish, allowing the other sign to stay on sight as long as they meet the regulations. No more than 1 ground sign or wall sign on the property.

Lengthy discussion took place on the window signage, regulations and standards, etc.

Ms. Schneckenberger explained what the town is requesting, which is the 10% coverage of the window.

Discussion took place about wording for the second variance and design ideas.

**Mr. Vail made a motion for variance #1 to be approved since it meets all staff requirements Mr. Meadows seconded, the board voted 5/0.**

**Mr. Adams made a motion to continue variance #2 until next month, Mr. Meadows seconded, the board voted 5/0.**

Staff asked how the board wants to proceed. Variance #2 was continued until the next meeting. The board will work with staff to come up with findings of fact.

**Announcements**

None

**Mr. Meadows made a motion to adjourn the meeting, Mr. Adams seconded, the board voted 5/0.**