**McCordsville Board of Zoning Appeals**

**Meeting Minutes**

**October 2nd, 2024**

**6:00**

**Roll Call
Members Present:** Dan Vail, Grant Adams, Brian Hurley, Brianne Schneckenberger
**Members Absent**: Grant Adams  **Other members present**: Ryan Crum, Beth Copeland legal counsel, Allyson Hamlin

**Agenda considerations**BZA – 24-10 continuance

**Approval of minutes**

**Mr. Vail made a motion to approve the August minutes, Mr. Hurley seconded the board voted 3/0. Mr. Meadows abstained because he was not present.**

**Old business**

**New Business**

*BZA-24-010, Brett Huff's request for a Development Standards Variance for a reduction in the rear-yard setback at 5785 W Glenview Drive* ***This Item is Continued***

*BZA-24-011, Taco Bell of America's request for multiple Development Standards Variances for a fast food restaurant on the southside of W Broadway, approximately 1/10 of a mile east of Commons Drive*

Staff presented the proposed Taco Bell plans and the area surrounding.

Josh Graber presented for Taco Bell.

Staff presented the staff report and shared they are in favor of all of the variances requested.

**Public hearing was opened to the public. No members of the public chose to speak. Ms. Schneckenberger closed the public hearing.**

**Mr. Vail made a motion to approve the variances with conditions, Mr. Meadows seconded, the board voted 4/0.**

*BZA-24-012, Eric Taylor's request for a Development Standard Variance for wall signage at 5817 Main Street*Eric Taylor presented for the petitioner. Stated that he will do what staff is requesting and have about 31 square feet of signage.

Discussion about backer board, petitioner stated they would remove the backer board.

**Ms. Schneckenberger opened the public hearing. There was no public that chose to speak. Ms. Schneckenberger closed the public hearing.**

Mr. Crum shared the staff report.

**Mr. Meadows motioned to approve, Mr. Hurley seconded, the board voted 4/0**.

Discussion took place on window signage language for the Zoning Ordinance Amendment.

Window signs are exempt signs – no window should exceed 10% of the area, letter taller than 3in in height.

Each “block” would count as a window – 25% coverage, no problem with illuminated, remove letter height limitations, agree with what’s written, around 12 inches back for display

Resident from the public spoke on a concern on 900 N, did not pertain to the current agenda.

**Next meeting**

Special meeting - Wednesday November 6th

**Mr. Vail motioned to adjourn Mr. Adams seconded, the board voted 4/0.**