

MINUTES
WALTON BOARD OF ZONING APPEALS
Wednesday, November 2, 2022

The meeting of the Walton Board of Zoning Appeals was called to order by Jeremy Hall, President at 7:00 PM in the Walton Town Hall, 100 S. Depot Street, Walton, IN.

ROLL CALL:

Members present: Jeremy Hall, Mac Martin, Nick Pickering and Chandler Eurit,

Member absent: None

Election Of Officers:

After a brief discussion, the following officers were nominated: Jeremy Hall, President; Mac Martin, Vice President; Mac Martin, Vice President, Chandler Eurit, Secretary; Mr. Martin motioned to approve the presented slate of officers. Mr. Eurit seconded and all were in favor.

Action of Minutes:

Minutes 22-01 of Sept. 28th were approved

PUBLIC HEARING:

WBZA #22-02: A petition of the Variance from Developmental Standards for lot coverage, setbacks and signage. The property is located at 106 E May Street. Walton, IN 46994 and is zoned TC, Town Center.

Mr. Hall asked if any members had any contact with the petitioner, advocates or opponents in today' All wishing to speak were sworn in.

Mrs. Harper located the property and gave the following information:

The Petitioner is proposing to put a concrete patio with a roof at their restaurant. A pole sign with 2 business signs on it is also proposed. The signs will be for Fire Pizza and Weir's Antiques.

The petitioner has a contract with the neighboring property owner (Weir's Antique's) granting permission to build over the property line.

The petitioner is proposing a 25'x40' concrete pad at the rear of the building. And is proposing a 12'x40' concrete patio with a roof along the west side of the building. Variance for the building over property lines.

Signs permitted in TC district. They are proposing a pole sign to be on 35 and May Street. It will have both businesses in it. In it. Allowing a 25 sq. ft. sign. For the wall sign, the building is 36' wide allowing for a 72 sq. ft sign attached to the building. Parking will be in the lot of the east owned by the neighbor, Mr Weir. The petitioner and neighboring owner have a contract allowing use of the lot for parking. To figure out how many parking spaces to have, they go by the number of seats plus one for each employee allowing for up to 25 parking places.

Mrs. Harper asked if anyone had any questions.

Mr. Martin asked where will the pole sign be located at? Mrs. Harper said on the corner of 35 and May Street, there's small grassy area.

Mr. Weir and Mr. Rouch stepped forward. Mr. Rouch said that they are requesting to be over a little bit on the sq footage. Mrs. Harper and Mrs. Shaver explained to them that it would be 25ft each, not to exceed 60 sq. ft. Mr. Hall asked how high would the sign be? Mr. Rouch said it would be about 15 ft or higher if they could. Mr. Hall asked what the back patio would be used for? Mr. Rouch said it would be used for the dumpsters, also an entrance for the walk-in cooler. Mr. Martin asked if it was also going to be used for public entrance. Rouch said no. Mrs. Shaver asked if they were going to add fencing for the dumpsters. Mr. Rouch said he will seal the parking lot, not sure on how many parking spaces at this time. Mrs. Shaver asked if they could meet a minimum of 15 spaces, they said they could.

Mr. Hall stated that there is no public to speak.

Mr. Hall asked for written correspondence, there was none. The following conditions were read:

1. That all proposals of the petitioner be made conditions of approval.
2. That all other standards of the ordinance be met.
3. That all applicable state and local permits are obtained and proof be given to the Zoning Administrator.

The petitioner agreed to these conditions.

Mr. Martin motioned to bring this petition to a vote. Mr. Eurit seconded the motion and all members were unanimous to approve #22-02.

The Board completed the findings of fact.

Mr. Martin explained the appeals process.

OLD BUSINESS:

None

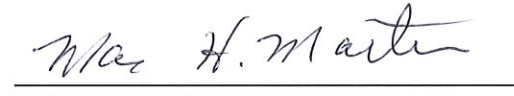
NEW BUSINESS:

None

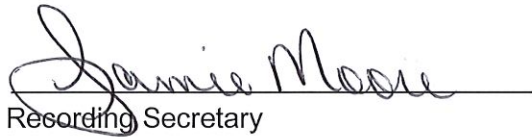
There being no further question or comments, the meeting was adjourned at 7:25 PM



Officer, WBZA



Officer, WBZA



Recording Secretary