



Board of Zoning Appeals Meeting Packet

October 10th, 2017

CITY OF SHELBYVILLE

Bryant P. Niehoff
Director



Adam M. Rude
Deputy Director

BOARD OF ZONING APPEALS

Board of Zoning Appeals

Meeting Agenda: October 10th, 2017

Location: Common Council Chambers

- The Board of Zoning Appeals will conduct a pre-meeting - 6:30 p.m.
- Call to Order – 7:00 pm
- Roll Call
- Approval of Minutes
 1. September 12th, 2017
- Old Business:
 1. None
- New Business
 1. BZA 2017-08: Plastic Moldings Company Directional Sign
A request for one development standards variance to allow a free-standing, on premise sign directional sign that is larger than the prescribed development standards.
- Discussion
- Adjournment

CITY OF SHELBYVILLE

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BOARD OF ZONING APPEALS

MEETING DATE: October 10th, 2017

Case #:	BZA 2017-08: Plastic Moldings Company Ground Sign			
Petitioner's Name:	Green Sign Company			
Owner's Name:	Plastic Moldings Company			
Petitioner's Representative:	Amanda Benham			
Address of Property:	1451 S. Miller Avenue			
Subject Property Zoning Classification:	IL – Light Industrial			
Comprehensive Future Land use:	Business General			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	IL – Light Industrial	IS – Institutional	IL – Light Industrial	MP – Manuf. Home Park
Surrounding Properties' Comprehensive Future Land Use	High Tech/Light Industrial	High Tech/Light Industrial	High Tech/Light Industrial	High Tech/Light Industrial
History:	On September 13 th , 2017 Green Sign Company submitted permanent sign permit applications for new signage across the entire campus of Plastic Moldings Company. All of the sign permits were released except for one directional sign due to it not meeting the development standards outlined in the Unified Development Ordinance.			
Vicinity Map:				
Action Requested:	Approval of one development standards variance to allow a ground directional sign that is larger than prescribed in the ordinance.			

1. In the IG – General Industrial zoning the maximum height for a “Directional Sign” is 3 feet, and the maximum area is 6 ft².
2. The directional sign being proposed by the petitioner is 7 feet in height, and has an area of 42 ft².

Variance from UDO 5.67 Industrial Sign Standards (Directional Sign; On-Premise, Free-Standing)

Finding of Fact #1 – That the approval of the Development Standards Variance will not be injurious to the public health, safety, morals and general welfare of the community.

Applicant provided the following response for Finding Of Fact #1: “The ground directional sign we are requesting to be installed is non-illuminated and will have landscaping around it to protect oncoming traffic into the property. Also, the sign will properly direct traffic on the property to ensure safety of employees and visitors.”

The planning staff has determined that the requested development standards variances from the Industrial Sign Standards should not be injurious to the public health, safety, morals, and general welfare of the community. The subject property has a consistent stream of semi-truck traffic throughout the day due to the manufacturing use present, and the petitioner’s request is for a larger sign so that the trucks on the site can more easily see directional information and safely move throughout the site.

Finding #1 has been satisfied by the petitioner

Finding of Fact #2 – That the use and value of the area adjacent to the subject property seeking a Development Standards Variance will not be affected in a substantially adverse manner;

Applicant provided the following response for Finding Of Fact #2: “The particular sign is not located outside of the company property and will have no effect on adjacent properties.”

The planning staff has determined that the requested variances from the Setback Standards from Colecott Street should not have a substantially adverse effect on the value or use of the area adjacent to the subject property. The planning staff does not see where the use and value of the surrounding properties will be affected in a substantial adverse manner by the installation of larger interior signage for directional purposes.

Finding #2 has been satisfied by the petitioner

Finding of Fact #3 – That the strict application of the terms of the ordinance will result in practical difficulties in the use of the property. The practical difficulty shall not be self-imposed, nor based on a perceived reduction of, or restriction on, economic gain;

Applicant provided the following response for Finding Of Fact #3: “It will affect the flow of traffic within the facility by causing confusion among incoming employees and visitors.”

The planning staff has determined that the strict application of the terms of the ordinance will result in a practical difficulty that is neither self-imposed nor based on a perceived reduction of, or restriction

on economic gain. Due to the types of vehicles that frequent the site, the visibility requirements for signage to direct those vehicles is much larger than what is prescribed by the ordinance, and a strict interpretation of the ordinance would keep the applicant from safely and effectively directing traffic on the site.

Finding #3 has been satisfied by the petitioner

STAFF RECOMMENDATION: APPROVAL

DEVELOPMENT STANDARDS VARIANCE BZA 2017-08, Plastic Moldings Company Ground Sign

FINDINGS OF FACT BY THE SHELBYVILLE BOARD OF ZONING APPEALS

Staff Prepared

Motion:

(I) would like to make a motion to approve the requested development standards variance from UDO 5.67 and allow a ground sign that is 7 feet in height and has an area of 42 square feet, pursuant to the findings of fact presented in the planning staff's report.

1. ☐ The approval of the Development Standards Variance will not be injurious to the public health, safety, morals and general welfare of the community.
☐ The Use and property value of the area adjacent to the subject property seeking a special exception will not be affected in a substantially adverse manner.
2. ☐ The use and value of the area adjacent to the subject property seeking a Development Standards Variance will not be affected in a substantially adverse manner.
☐ The proposed Special Exception will be injurious to the public health, safety morals, and general welfare of the community.
3. ☐ The use and value of the area adjacent to the subject property seeking a Development Standards Variance will not be affected in a substantially adverse manner.
☐ The use and value of the area adjacent to the subject property seeking a Development Standards Variance will be affected in a substantially adverse manner.

Additional conditions imposed by the Board of Zoning Appeals:

- 1.
- 2.
- 3.

Shelbyville Board of Zoning Appeals

By: _____

Vice-Chairperson

Attest: _____

Secretary



DEVELOPMENT STANDARD VARIANCE APPLICATION

Shelbyville Plan Commission
44 West Washington Street
Shelbyville, IN 46176
P: 317.392.5102

☐ RECEIVED / ☐ FILED

SEP 21 2017

For Office Use Only

Case # BZA 2017-08

Hearing Date: 10-16-17

Fees: \$ 200

Approved _____ Denied _____

1.

Applicant (person or company requesting variance)

Name: Green Sign Company
Address: 1045 E. Freeland Rd
Greensburg, IN 47240
Phone Number: 812-663-2550
Fax Number: 812-663-6563
Email Address: amanda@greensignco.com

Property Owners Information (if different than applicant)

Name: Plastic Moldings Company, INC
Address: 1451 S. Miller Ave.
Shelbyville, IN 46176
Phone Number: 317-392-2558
Fax Number: _____
Email Address: lgreen@pmcsmartolutions.com

2.

Applicant's Attorney/Representative

Name: _____
Address: _____
Phone Number: _____
Fax Number: _____

Project Engineer

Name: _____
Address: _____
Phone Number: _____
Fax Number: _____

4. Project Information:

Address of Property: 1451 S. Miller Ave. Shelbyville, IN 46176
Current Zoning: Light Industrial Existing Use of Property: Light Industrial

5. Number of Variances Requested 1

6. Applicable Ordinance Section Number (s)

(Please indicate ALL applicable Zoning Ordinance Section Numbers for your petition; including Article, Section, and Page Number)
Ordinance 5.67 Page 5.87

The undersigned states the above information is true and correct as (s)he is informed and believes.

Signature of Applicant: [Signature] Date: 9.20.17

State of Indiana)
County of Shelby) SS:

Subscribed and sworn to before me this 20th day of Sept, 2017
Crystal D Lucas Crystal D Lucas
Notary Public Printed
Residing in Ripley County My Commission Expires: 9-27-2024



**AFFIDAVIT & CONSENT OF PROPERTY OWNER
APPLICATION TO THE SHELBYVILLE BOARD OF ZONING APPEALS**

STATE OF INDIANA)
COUNTY OF SHELBY)SS:

I, Plastic Moldings Company, INC, AFTER BEING DULY SWORN, DEPOSE AND SAY THE FOLLOWING:
(Name of property owner)

1. That I am the owner of real estate located at 1451 S. Miller Ave. Shelbyville, IN 46176;
(Address of affected property)
2. That I have read and examined the Application made to the Shelbyville Board of Zoning Appeals
by: Green Sign Company (Amanda Benham)
(Name of applicant)
3. That I have no objections to and consent to the request(s) described in the Application made to
the Shelbyville Board of Zoning Appeals.

Lowell Green

Owner's Name (Please print)

By Lowell Green
Owner's Signature

State of Indiana)
County of Shelby)SS:

Subscribed and sworn to before me this 20th day of
Sept, 2017

Crystal D Lucas
Notary Public

Crystal D Lucas
Printed

Residing in Ripley County My Commission
Expires 9-27-2024



Green Sign Company is requesting a variance on behalf of Plastic Molding Company, INC. for a ground directional sign. Attached with this document are the site plans for the for the ground directional sign.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DEVELOPMENT STANDARD VARIANCE FINDINGS OF FACT

Petitioner's Name: Green Sign Company (Amanda Benham)

Location: 1045 E Freeland Rd. Greensburg, IN 47240

Variance for: Plastic Moldings Company, INC.

The Shelbyville Board of Zoning Appeals must determine that the following criteria have been met in order to approve an application for a Development Standard Variance. Using the lines provided, please explain how your request meets each of these criteria.

1. **General Welfare:** Explain why granting the request for a development standard variance will not be harmful to the public health, safety and general welfare of the City of Shelbyville.

The ground directional sign we are requesting to be installed is non-illuminated and will have landscaping around it to protect oncoming traffic into the property. Also, the sign will properly direct traffic on the property to ensure safety of employees and visitors.

2. **Adjacent Property:** Explain why the development standard variance request will not affect the use and the value of adjacent properties.

This particular sign is not located outside of the company property and will have no affect on adjacent properties.

3. **Practical Difficulty:** Please state the difficulties that will be faced if the project is not granted the requested development standard variance.

It will affect the flow of traffic within in the facility by causing confusion among incoming employees and visitors.

GSC 400 Series

Page 4 Work Order #

- C** Simple Solid Architectural Post Panel Ground ID - 4" Deep Panel System - Exterior of sign is .125" thick aluminum (#5052 grade) - No Viewable Fasteners - Enclose Top, ends, top, & bottom - Eco Low VOC Exterior Finish / Prime & Paint with Automotive Grade Nuance Paint Finish - Option of adding Solid Clear Coat - Yes, No, or No Thanks - Decorated with 1st Surface Premium Graphics & Laminate for exterior use - built seams as needed
- Direct Burial Set Up - Concrete Foundation - Saw Cut Pavement
- Suggest client remove one parking spot as show and landscape / curb perimeter
Client Responsible for their onsite underground items and notify GSC prior to us installing.



Color Specs



Job Information

Customer
Plastic Molding

Contact
Lowell Green

Sales Rep
Kevin

Date
6.7.17sg 6.14.17sg new directions and
make sign / text larger 9.8.17sg
(remove smoke free) 9.13.17sg (Bld
dimensions added)

Plastic Molding Center > GSC 400
Series Directional Signs
Modifications

OPTION PAGE 4

Recommend Simulated View

The quality of this layout does not determine the finished product. It is strictly intended for email and web purposes only. Actual colors and sizes may deviate.

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CREATING EACH INDIVIDUAL DESIGN.
*LANDSCAPING and or Electric to site NOT INCLUDED



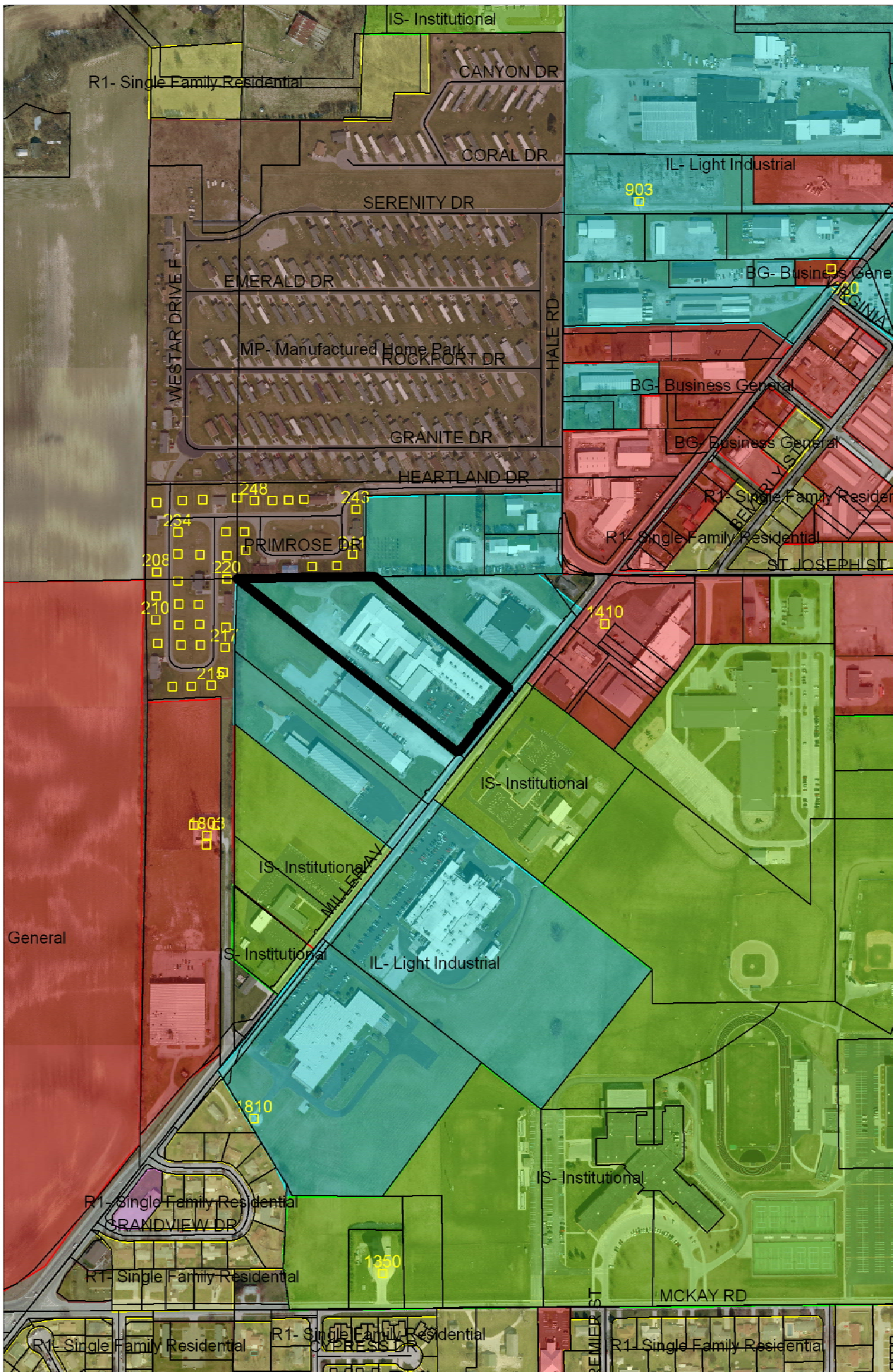
1045 E FREELAND RD
GREENSBURG, IN 47240
1 812.663.2550
1 812.663.6563

Approval

PLEASE PROOF READ CAREFULLY
THE CUSTOMER IS RESPONSIBLE FOR
ANY ERRORS AFTER THE APPROVAL PROCESS

Name _____

Date _____



**Shelbyville Zoning
Feature Name:**

- BG- Business General
- BN- Business Neighborhood
- IL- Light Industrial
- IS- Institutional
- MP- Manufactured Home Park
- R1- Single Family Residential
- RM- Multiple-Family Residential

BZA 2017-08: PMC Ground Sign

