

(MEETING DATE CHANGED FROM FEBRUARY 24TH TO FEBRUARY 28TH
DUE TO INCLEMENT WEATHER)

Call to Order: Co-Chairman Michael Phillips called the Board of Zoning Adjustment Meeting to order at 6:00pm. An attendance sheet was available for visitors.

Invocation: Commissioner Brian Clark

Pledge of Allegiance: Co-Chairman Michael Phillips

Roll Call: Board Members present: James Walker, Chase Henrichs, Michael Phillips, and Tony Kaczoroski, Brian Clark, and Frank Mocivnik. Darrin Brock were absent. We had quorum.

Approval of Minutes:

Motion to approve Minutes of January 20, 2022 as written.

Motion: Chase Henrichs

Second: James Walker

Vote Aye: Walker, Kaczoroski, Henrichs, Phillips, Clark, Mocivnik

Vote Nay: None

Motion to approve Minutes of January 20, 2022 as written were approved.

Old Business: None.

New Business:

R & O SIGNS – PUBLIC HEARING – VARIANCE – 207 S. BLOOMINGTON ST.

Joey Freeman requested retrofitting an existing pylon sign to Taco Bell. They are moving from across the street to the existing building which used to be known as Koi. They wish to have a variance and use an existing pylon sign instead a monument sign. No physical changes will be made to the size of the sign.

Public Hearing: Open: 6:04pm Close: 6:04pm

Motion to approve R & O Signs – Variance – retrofitting an existing pylon sign.

Motion: Brian Clark

Second: James Walker

Vote Aye: Kaczoroski, Walker, Clark, Phillips, Henrichs, Mocivnik

Vote Nay: None

Motion to approve R & O Signs – Variance – retrofitting an existing pylon sign approved.

R & O SIGNS – PUBLIC HEARING – VARIANCE – 207 S. BLOOMINGTON ST.

Joey Freeman requested a variance from the code allowing only one sign per business. They would like to place a wall sign on the north and south sides of the building. They would like to add a sign on the front of the building.

Public Hearing: Open: 6:05pm Close: 6:06pm

Motion to approve R & O Signs – Variance – adding a sign on the front of the building and two additional signs, one on the north side and one on the south side.

Motion: James Walker

Second: Frank Mocivnik

Vote Aye: Kaczoroski, Walker, Clark, Phillips, Henrichs, Mocivnik

Vote Nay: None

Motion to approve R & O Signs – Variance – adding a sign on the front of the building and two additional signs, one on the north side and one on the south side approved.

SIKES – PUBLIC HEARING – VARIANCE – 8828 EAST BROWN ROAD

Mr. Sikes would like to add a second accessory building to his 4.5 acres of land.

A variance is requested since city code only allows one accessory building. The building would be a 30 x 30 building.

Public Hearing: Open: 6:08pm Close: 6:08pm

Motion to approve Sikes – Variance – Add a Second Accessory Building to Their Property.

Motion: Chase Henrichs

Second: Brian Clark

Vote Aye: Mocivnik, Clark, Kaczoroski, Walker, Henrichs, Phillips

Vote Nay: None

Motion to approve Sikes – Variance – Add a second accessory building to their property approved.

SIKES – PUBLIC HEARING – VARIANCE - 8828 EAST BROWN ROAD

Mr. Sikes would like to add second accessory building with metal siding. Primary structure does not have metal siding. The building accessory code states accessory building must be of material like primary structure.

Public Hearing: Open: 6:10pm Close: 6:10pm

Motion to approve Sikes – Variance – Add Second Accessory Building to his property with metal siding.

Motion: Brian Clark

Second: Frank Mocivnik

Vote Aye: Phillips, Clark, Kaczoroski, Mocivnik, Walker, Henrichs

Vote Nay: None

Motion to approve Sikes – Variance – Add a Second Accessory Building to his property with metal siding approved.

Crafton Tull – 225 Grant Place - Public Hearing – Variance – Parcel #12-03445-003

Ali Karr presented request for variance of setback requirement. A Large Scale Development of a 12,000 sq. ft. building has been submitted for this location. The north side of the building encroaches two feet into the side setback. A variance is required before the Large Scale can be approved.

Public Hearing: Open: 6:13pm Close: 6:13pm

Motion to approve Crafton Tull – 225 Grant Place – Variance for a 2’ reduction in the side building setback. The development will have a landscaping buffer in the reduced side setback.

Motion: Frank Mocivnik

Second: James Walker

Vote Aye: Phillips, Clark, Mocivnik, Kaczoroski, Walker

Recuse: Henrichs

Vote Nay: None

Motion to approve Crafton Tull – 225 Grant Place – Variance for a 2’ reduction in the side building setback approved. The development will have a landscaping buffer in the reduced side setback.

Ruling of Staff Decisions and Clarification: None.

Adjourn: Motion to adjourn made by James Walker; second by Brian Clark. All were in favor. Meeting adjourned at 6:18pm.

ATTEST:

Elizabeth Estes, City Clerk

APPROVED:

Michael Phillips, Co-Chairman

CITY OF LOWELL

BOARD OF ZONING ADJUSTMENT

FEBRUARY 28, 2022

DRAFT