

CITY OF RUSHVILLE



330 N. Main Street, Suite 200
Rushville, Indiana 46173
(765) 932-3735

MINUTES FOR THE MEETING OF THE RUSHVILLE BOARD OF ZONING APPEALS

August 21, 2019
7:00P.M.

Call to Order: The Rushville Board of Zoning Appeals met on the above date and time at the Rushville Council Chambers at 330 N. Main Street, Suite 200, Rushville, Indiana. Chairman Joe Rathz called the meeting to order at 7:00pm.

ROLL CALL: Phil Brashaber, Jeff Houser, Jean Kopf and Joe Rathz.

Dan Hedrick was absent.

Deputy Director Carmen Clark, Attorney Grant Reeves and Consultant Shelly Wakefield were also in attendance.

MINUTES: Mr. Brashaber made a motion to approve the July 17th minutes. Mrs. Kopf seconded the motion. All in favor. Motion carried.

Old Business: **Findings of Fact:**

19-V-13: Mr. Houser made a motion to approve the Findings of Fact for Union Savings and Loan Association, located at 131 S. Main Street. Mr. Brashaber seconded the motion. All in favor. Motion carried.

New Business:

19-V-15: Changing Footprints, 310 N. Julian Street, is seeking a variance from Article X, Section H, #9 and Article X, Section I, #1. The request is to have an off-premise directional sign located at 310 E. Third Street. The property is zoned CBD, Central Business District.

Ruth Houk Koelmel is a board member for Changing Footprints. Changing Footprints is requesting to have an off-premise directional sign located on the property of First Choice Seeds located at 310 E. Third Street. The property owner, Kyle Luxe issued a letter of approval to place the sign on his property. The sign will be 2x3 directional sign and the placement will not impede traffic.

Chairman Rathz suggested Street Commission Miller give approval for any possible line of sight issues.

Public Hearing: No one spoke at this time. Mr. Houser made a motion to close the public hearing. Mr. Brashaber seconded the motion. All in favor. Motion carried.

Mr. Houser made a motion to approve 19-V-15 for an off-premise directional sign located at 310 E. Julian Street.

1. The sign will not block the view of Fort Wayne Road.
2. The use and value of the adjacent properties will not be adversely affected.
3. The strict terms of the ordinance makes it difficult to locate signage. There is

no street frontage. Also, conditions of approval for the City of Rushville Street Commissioner and First Choice Seeds must approve location of the directional sign.
Mr. Brashaber seconded the motion. All in favor. Motion carried.

REPORTS:

Deputy Director: No report.

Attorney: Mr. Reeves reported to the board that the McCormick case brief is due in October. The counsel for Mr. McCormick was well briefed and was extensive.

Consultant: No report.

ADJOURNMENT: Mr. Brashaber made a motion to adjourn the meeting. Mr. Houser seconded the motion. All in favor. Meeting adjourned at 7: 11pm.



Joe Rathz, Chairman



Carmen Clark, Secretary