

Huntingburg Board of Zoning Appeals
Minutes of the Regular Meeting
Wednesday, April 13, 2023, at 5:30 P.M. Local Time

The Huntingburg Board of Zoning Appeals met in regular session on Wednesday, April 13, 2023, at 5:30 P.M. in the Council Chambers at the Huntingburg City Hall. Members present were Primo Nino, Todd Humbert, Dave Schipp, and Ronald Mundy. Planning Director Paul Lake was also present. Others present included petitioner's representative from Custom Sign & Engineering on behalf of McDonalds and local citizens.

The Minutes of the March 22, 2023, Board of Zoning Appeals meetings were reviewed and a motion to approve them was made by Ronald Mundy and seconded by Dave Schipp. The minutes of the March 22, 2023, meeting were approved.

Planning Director Paul Lake summarized petition, # 2023-01(V), to the Board. The petitioner is Uebelhor Developments, LLC. A Standards Variance from the Huntingburg Unified Development Ordinance Chapter 3.I.3.c.i for the said property. The petitioner is currently allowed 153-total square feet of sign face and is requesting a variance to allow for 178-square feet of sign face. This will allow for signage on 3-sides of the building. Paul indicated that tonight's meeting is the 'continued' public hearing on the request. Paul reminded the Board that due to a publisher's error on the Notice of Public Hearing, the hearing was opened on March 22, 2023, but was continued to tonight's meeting to allow for a corrected publication to be made. The Board opened the floor to remonstrators. Carrie Houchin, a property owner immediately west of the proposed McDonalds asked who would pay the property taxes. Paul indicated that property taxes would be paid by the property owner or via the lease agreement. No abatements or reductions of property taxes are a part of the development. Carrie stated that while not opposed to McDonalds she has concerns that this is not the highest and best use of property. She would prefer to see something more upscale be developed on such a prominent corner in Huntingburg. Something which would be complimentary to the city and its downtown. A motion to close the public hearing was made by Dave Schipp and seconded by Ronald Mundy. The public hearing was closed at 5:46 pm. A motion to approve the requested Variance was made by Todd Humbert and seconded by Dave Schipp. 4-ayes, 0-nays. Petition # 2023-01(V) was approved.

Todd Humbert made a motion to adjourn the meeting. Second by Dave Schipp. The April 13, 2023, Huntingburg Board of Zoning Appeals meeting was adjourned at 5:52 pm.

Submitted by: Ruby Schumacher
Secretary

Approved by: Primitivo Nino Date: 6-21-2023
President