

MINUTES
COLUMBIA CITY BOARD OF ZONING APPEALS
REGULAR MEETING
NOVEMBER 7, 2023
7:00 P.M.

WHITLEY COUNTY GOVERNMENT CENTER
MEETING ROOM A/B, LOWER LEVEL

MEMBERS PRESENT

Stacey Dumbacher
Cathy Gardner
Jon Kissinger, Chairman
Dennis Warnick

MEMBERS ABSENT

Anthony Romano, Vice Chair

STAFF

Nathan Bilger
Amanda Thompson

ATTORNEY

Dawn Boyd

(E)lectronic participant

AUDIENCE MEMBERS

One visitor signed the Guest List at the meeting. There were no attendees on the webcast. A Guest List is included with the minutes of this meeting.

CALL TO ORDER/ROLL CALL/INTRODUCTIONS

Mr. Kissinger called the meeting to order at 7:00 P.M. Ms. Thompson read the roll with members present and absent listed above.

CONSIDERATION OF PREVIOUS MEETING MINUTES

Ms. Gardner made a motion to approve the October meeting minutes as presented. Mr. Warnick gave the second; motion passed 4-0.

ADMINISTRATION OF OATH

Ms. Boyd administered the Oath to the visitor.

OLD BUSINESS

There was no old business.

NEW BUSINESS

1. 23-C-VAR-7

Bowen Health Clinic requested approval of a Variance of the Sign Code in order to construct a second freestanding sign at 1259 E. State Road 205. Mr. Bilger explained the second sign was indicated on the site plan submitted with Bowen Health's Development Plan, but there were no details available when Variances were requested for the primary sign. Mr. Bilger reported that construction of the primary sign was underway. He added that all aspects of the second sign were compliant with the Code; the Variance request was solely because a maximum of one sign is permitted. Mr. Bilger displayed an aerial image containing an

overlay of the site plan, which indicated the location of both signs. He noted that the plan also labeled the area of on-building signage, which Staff had determined was compliant with the Code. Mr. Bilger displayed a Google street view and described the location of both Bowen Health’s signs and the signs of the hospital on the east side of the road, for comparison. There were no questions for Mr. Bilger, and Mr. Kissinger invited the petitioner to speak.

Diana Chambers of Commercial Signs stated that her employer was the local installer for the signs. She explained that Bowen Health wanted to have a sign to mark the entrance to the property, whereas the larger sign was for identification from the highway. Ms. Gardner questioned if Ms. Chambers knew if Bowen Health offered 24-hour care. Ms. Chambers did not believe this was the case, but she was under the impression there might be evening hours for therapies and/or classes. Ms. Gardner stated that she felt the previously approved, larger sign was more than enough signage for the site, considering that visibility wasn’t a concern. There were no further questions for Ms. Chambers and no one else wished to speak, so Mr. Kissinger closed the public hearing. Mr. Warnick made a motion to approve 23-C-VAR-7, as submitted. Ms. Dumbacher gave the second. The Board voted 3-1, with Ms. Gardner in opposition.

OTHER BUSINESS

There was no other business. Ms. Thompson reported that there were several cases scheduled for the December agenda.

ADJOURNMENT

Ms. Gardner made a motion to adjourn. Ms. Dumbacher gave the second, and the meeting was adjourned at 7:12 P.M.

GUEST LIST

1. Diana Chambers, Commercial Signs 404 E. Hawthorne Street, Fort Wayne

GUEST LIST (WEBCAST)

2. None.