

**HIGHLAND BOARD OF ZONING APPEALS**  
**Minutes of the Meeting of**  
**May 27, 2020**

The Highland Board of Zoning Appeals met on the Zoom Platform, Meeting ID: 96508454364, Password: 086524, on May 27th, 2020 at 6:30 p.m. Central Time (US and Canada). Mrs. Murovic called the meeting to order at 6:30 p.m. The meeting opened with the Pledge of Allegiance led by Mr. Grzyski.

**ROLL CALL:** Present online were Board Members Mr. Martini, Mr. Grzyski, Mr. Helms, Mr. Thomas and Mrs. Murovic. Also present were Building Commissioner/Zoning Administrator, Mr. Ken Mika, Town Council Liaison, Mr. Mark Herak and BZA Attorney Mr. John Reed.

**MINUTES:** The minutes of the February 26, 2020 meeting were approved as posted.

**ANNOUNCEMENTS:** The next meeting of the Board of Zoning Appeals to be June 24, 2020 at 6:30 p.m.

**COMMUNICATIONS:** Mrs. Murovic read the communication from March 9<sup>th</sup>, 2020 from Town Council President Mark Schocke announcing his executive appointment for the citizen member opening on the Advisory Board of Zoning Appeals to be Mr. Matthew Thomas.

**Old Business: Approval of Findings of Fact for Rick Ralmondo, 8 Larsen Park Drive, Medford, NJ,** Seeking a Variance to place a sign at Planet Fitness, 3315 45<sup>th</sup> Street, Highland, IN that exceeds the standard contained in the Zoning Ordinance. {18.83.030} (B) (3) (b) For multi-use and mixed-use buildings, the maximum gross area for permanent business signs shall be either one square foot for each linear foot of frontage that the building occupies, or 150 square feet, whichever is less.

Mr. Grzyski motioned to approve the Findings of Fact for Rick Ralmondo regarding the Planet Fitness Sign. Mr. Martini seconded and it was unanimously approved with a roll call vote of 5 – 0.

**Old Business: Continuation for Gary Kopischke, 2826 Edgewood Drive, Dyer, IN** Seeking a Variance to construct a 3-bedroom, 1,800 – 2,000 sq. feet Single Family Residence w/Garage on a vacant lot located at 9026 Erie Street. {HMC 18.15.060} (C) (1) Minimum Lot Size in an R-1 Residence District. Minimum lot size requirements for an R-1 district are as follows: Every one-family detached dwelling hereafter erected and every transitional use permitted in this zoning district hereafter established shall be on a zoning lot having a minimum area of 7,200 square feet and a minimum width of 60 feet

at the building line and a minimum lot depth of 120 feet. A lot of record existing on the effective date of the ordinance codified in this title which is less than 7,200 square feet in the area or less than 60 feet in width, or 120 feet in depth, may only be improved by a variance from the Board of Zoning Appeals.

Mrs. Murovic asked if there was anyone online to represent Mr. Kopischke. There was no response, so she brought the meeting back to the Board and asked how the petition should be handled. Mr. Mika responded that Mr. Kopischke had been contacted several times without response. Mr. Kopischke finally responded via email Tuesday, May 26<sup>th</sup> and said that he was out of town and would not be able to attend the Zoom meeting. Mr. Mika continued and said that the matter with Mr. Kopischke had been difficult to say the least, due to the fact that he does not often respond in a timely manner. Mr. Mika said he had touched base with the realtor for the lot that Mr. Kopischke was interested in and found out that the two parties had come to a mutual agreement to sever ties, which led Mr. Mika to believe that Mr. Kopischke was no longer involved with this lot, although he could not confirm that information. He believed that the property was going to be re-listed by the realtor. Mr. Mika continued that due to the COVID-19 matters he felt that the Board had two choices, they could continue out of courtesy until next month to see where the matter ends up, or they could drop Mr. Kopischke from the agenda and require him to re-file if it is his intention to carry on with the hearing.

Mr. Helms responded that due to the unusual situation, he felt that the Board should continue Mr. Kopischke to the June meeting. He then motioned that the Board continue the hearing for Mr. Kopischke until June 24<sup>th</sup>. Mr. Martini seconded and the motion was unanimously approved with a roll call vote of 5 – 0.

**New Business: All Right Sign, 3628 Union Avenue, Steger, IL 60475,** Seeking a Variance to add to an existing sign at Pippin Dental, 8327 Indianapolis Blvd., Highland, IN that exceeds the standard allowed square footage in the Zoning Ordinance. {18.83.030} (B) (3) (b) For multi-use and mixed-use buildings, the maximum gross area for permanent business signs shall be either one square foot for each linear foot of frontage that the building occupies, or 150 square feet, whichever is less.

Attorney John Reed confirmed that he had reviewed the Proofs of Publication and they were in compliance with IC 5-3-1.

Erin Livingston of All Right Sign, 3628 Union Avenue, Steger, IL stated that she was present and representing the petitioner, Pippin Dental. The petitioner had recently added orthodontics to their practice. They were requesting a variance to add 29.9 square feet to the existing sign, which would exceed the 64 allowed square feet, per the Highland ordinance. She mentioned that the packet she had provided showed pictures of existing Pippin Dental locations in the area. Ms. Livingston continued that there were a couple of

reasons they were requesting the variance. The first was to be consistent with the branding. They wanted all their signs to match and the other locations in Indiana already had this change with “& Braces” added to their signs. The current sign in Highland does not represent all they have to offer. The second reason was to use the existing sign and add to it, rather than installing a completely new sign, which was a significant cost savings for the petitioner of \$15,000.

Mrs. Murovic opened the discussion to the floor. Hearing no remonstrance, she brought the discussion back to the Board.

Mr. Grzynski asked for clarification on the material handed out of what exactly Pippin Dental was going to add to the sign. Ms. Livingston confirmed it was on Page 6, and that it was simply “& Braces” that would be added to the existing building signage.

Mrs. Murovic asked what the current square footage of the existing sign was. Ms. Livingston replied that it was very close to the 64’ allowed. Mr. Mika confirmed that was correct and it was currently 64 square feet. Mrs. Murovic then asked what the frontage of the building was. Mr. Mika replied that it was 64 linear feet. Mrs. Murovic stated that the request was to increase the sign by approximately 50% of its current size, to 93.9 square feet.

Mr. Mika stated that the property sits well off Indianapolis Boulevard and taking that into consideration, he felt what was being requested was proportional and not an excessive request. He also mentioned that before the ordinances were changed, taking into account setbacks for this property, 200 square feet of signage could have been possible.

Mr. Martini motioned to approve the variance request regarding the additional sign square footage for Pippin Dental. Mr. Helms seconded and the motion was passed unanimously with a 5 – 0 roll call vote.

**BUSINESS FROM THE FLOOR: None**

**ADJOURNMENT: Motion: Mr. Grzynski Second: Mr. Martini Time: 6:54 p.m.**