

SALEM HEARINGS OFFICER MINUTES
September 25, 2019

Hearings Officer
Jim Brewer

Staff Present
Hayley Feightner, Planner I
Olivia Glantz, Planner III
Kirsten Straus, Recorder
J.R. Ryan, Staff Assistant

Hearings Officer Jim Brewer called the meeting to order at 5:30 p.m. City of Salem staff members present were Hayley Feightner – Planner I, Olivia Glantz – Planner III, Kirsten Straus – Recorder, and J.R. Ryan – Staff Assistant.

1. PUBLIC HEARING ON A SIGN VARIANCE AND SIGN PERMIT CASE

- **CASE NO. VAR-SI19-02; 3995 RICKEY STREET SE – 97317;
AMANDA NO.: 19-113015-SA & 19-109902-SI & 19-109904-SI**

Request: A consolidated request including a Sign Variance and two Sign Permits to allow two additional vehicle viewing signs permitted under SRC 900.200(b)(6) for use as an additional menu board and pre-sell menu board in the drive-through lane of an existing eating and drinking establishment. The subject property is approximately 0.88 acres in size, zoned CR (Retail Commercial) and located at 3995 Rickey Street SE - 97317 (Marion County Assessors Map and Tax lot number: 072W31C / 00500).

Mr. Brewer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was opened at 5:34 p.m.

Case Manager Hayley Feightner entered the staff report, all attachments, and the presentation into the record and proceeded with the presentation.

RECOMMENDATION

Based on the Facts and Findings presented in this staff report, staff recommends the Hearings Officer DENY the request for a Sign Variance and Sign Permit to allow two additional vehicle viewing signs for use as menu board signs in the drive-through lane of an existing eating and drinking establishment located at 3995 Rickey Street SE.

At this time the Hearings Officer had questions for Staff.

PERSONS TESTIFYING:

Applicant: David Ratliff, Site Enhancement Services, 6001 Nimitz Parkway, South Bend IN 46628-0030, Applicant's Representative

At this time, the Hearings Officer had questions for the applicant.

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Evidence Received From:

Support: None

Oppose: None

Neutral: None

Rebuttal: None

At this time the applicant waived the additional 7-day period for written argument.

With no further questions or testimony to present, the Hearings Officer closed the public hearing at 5:53 p.m.

2. PUBLIC HEARING ON A SIGN VARIANCE AND SIGN PERMIT CASE

- **CASE NO. VAR-SI19-03; 1598 Hawthorne Ave NE;
AMANDA NO.: 19-113014-SA & 19-109906-SI & 19-109907-SI**

Request: A consolidated request including a Sign Variance and two Sign Permits to allow two additional vehicle viewing signs permitted under SRC 900.200(b)(6) for use as an additional menu board and pre-sell menu board in the drive-through lane of an existing eating and drinking establishment. The subject property is approximately 0.72 acres in size, zoned CR (Retail Commercial) and located at 1598 Hawthorne Avenue NE - 97301 (Marion County Assessors Map and Tax lot number: 073W24AD / 02800 / 02703).

Mr. Brewer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was opened at 5:58 p.m.

Case Manager Hayley Feightner entered the staff report, all attachments, and the presentation into the record and proceeded with the presentation.

RECOMMENDATION

Based on the Facts and Findings presented in this staff report, staff recommends the Hearings Officer DENY the request for a Sign Variance and Sign Permit to allow two additional vehicle viewing signs for use as menu board signs in the drive-through lane of an existing eating and drinking establishment located at 1598 Hawthorne Avenue NE.

At this time the Hearings Officer had questions for Staff.

PERSONS TESTIFYING:

Applicant: David Ratliff, Site Enhancement Services, 6001 Nimitz Parkway, South Bend IN 46628, Applicant's Representative

At this time, the Hearings Officer had questions for the applicant.

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Evidence Received From:

Support: None

Oppose: None

Neutral: None

Rebuttal: None

At this time the applicant waived the additional 7-day period for written argument.

With no further questions or testimony to present, the Hearings Officer closed the public hearing at 6:12 p.m.

3. PUBLIC HEARING ON A SIGN VARIANCE AND SIGN PERMIT CASE

- **CASE NO. VAR-SI19-04; 1112 CENTER STREET NE
AMANDA NO.: 19-113886-SA & 19-108699-SI**

Request: A consolidated request including a Sign Variance and a Sign Permit to allow one additional vehicle viewing sign permitted under SRC 900.200(b)(6) for use as a menu board in the drive-through lane of an existing eating and drinking establishment. The subject property is approximately 0.60 acres in size, zoned CR (Retail Commercial) and located at 1112 Center Street NE - 97301 (Marion County Assessors Map and Tax lot Numbers: 073W26BB / 00900 / 01000 / 01100 / 01200).

Mr. Brewer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was opened at 6:17 p.m.

Case Manager Hayley Feightner entered the staff report, all attachments, and the presentation into the record and proceeded with the presentation.

RECOMMENDATION

Based on the Facts and Findings presented in this staff report, staff recommends the Hearings Officer DENY the request for a Sign Variance and Sign Permit to allow one additional vehicle viewing sign for use as a menu board sign in the drive-through lane of an existing eating and drinking establishment located at 1112 Center Street NE.

At this time the Hearings Officer had questions for Staff.

PERSONS TESTIFYING:

Applicant: David Ratliff, Site Enhancement Services, 6001 Nimitz Parkway, South Bend IN 46624-0030, Applicant's Representative

At this time, the Hearings Officer had questions for the applicant.

Neighborhood Association: None

Support: Phil Strong, 2330 Mountain Vista Ave S, 97306

Oppose: None

Neutral: None

Evidence Received From:

Support: None

Oppose: None

Neutral: None

Rebuttal: None

At this time the applicant waived the additional 7-day period for written argument.

With no further questions or testimony to present, the Hearings Officer closed the public hearing at 6:31 p.m.

The Hearings Officer adjourned the meeting at 6:33 p.m.

Prepared by: Kirsten Straus, September 25, 2019

Approved: October 10, 2019

G:\CD\PLANNING\MINUTES\HO MINUTES\2019\HO DRAFT MINUTES.09.25.2019.DOCX