

Planning Commission Meeting
 Tuesday, February 21, 2012
 6:00 p.m. Town Hall

Edinburgh Planning Commission met in a meeting at 6:00 p.m. Tuesday, February 21, 2012

Members Present:
 John Drybread, Chairman
 Keith Sells
 Richard Pile
 Glenn Giles
 Ray Walton
 Mike Graham
 David Long

Members Absent:
 Curtis Rooks
 Stephanie Taylor

Also Present: Wade Watson, Building Commissioner
 Dustin Huddleston, Town Attorney
 Mary Patterson, Director of Administrative Services

John Drybread opened the meeting at 6:00 p.m.

John Drybread did roll call of the Planning Commission. Present were Keith Sells, Dave Long, Mike Graham, Richard Pile, Glenn Giles, John Drybread, and Ray Walton.

John Drybread presented the first item on the agenda, which are the minutes from December 20, 2011. He asked for any changes or comments. There being no changes or comments, Ray Walton made a motion to accept the minutes as presented. Glenn Giles seconded. John Drybread asked for a vote for all in favor by saying aye. All board members voted aye to approve the minutes. Motion passed.

John Drybread then presented the next item on the agenda, which is the election of officers for 2012. John Drybread opened the floor for any nominations for chairman of the Planning Commission. Mike Graham made a motion to keep John Drybread as Chairman. Keith Sells seconded. John Drybread asked for all in favor to say aye. All board members voted aye to elect John Drybread as Chairman. John Drybread then opened the floor for nominations for Vice-Chairman of the Planning Commission. Ray Walton made a motion to elect Richard Pile as Vice-Chairman. Glenn Giles seconded. John Drybread asked for all in favor to say aye. All board members voted aye to elect Richard Pile as Vice-Chairman.

John Drybread then presented the sign in sheet for those in attendance who would like to receive information regarding tonight's hearing to sign in with their name and address so they can be properly notified. The sign in sheet is in the file for tonight's meeting.

John Drybread then informed the audience that anyone who wished to speak tonight needed to be sworn in before speaking.

Dustin Huddleston then asked those in attendance who wished to speak to raise their right hand. Dustin Huddleston then swore in those with their hands raised, stating that "you swear under penalties of perjury that the testimony you are about to give is the whole truth and nothing but the truth so help you God." Those with their right hand raised responded with "I do."

Wade Watson, Building Commissioner, then presented petition PC 2012 – P-1 from JR Promotions LLC to Erect Two Bill Boards on 79.61 acres of property, which belongs to Parmerlee Farms. The property is located in both RB and R1 zoning and is also located within the U.S. 31 and S.R. 252 Highway Corridor Overlay Zone District. (See attached staff report).

On November 2, 2011, JR Promotions LLC came before the Zoning Board of Appeals for a Developmental Standards Variance to allow two pole signs on one property and to extend the height restriction of each sign from 35 feet to 55 feet. (See attached Exhibit "A") The Zoning Board of Appeals approved the variance subject to the following conditions:

- a. That the approval by this Board is subject to the approval by the Edinburgh Plan Commission and the Petitioner must submit an application to the Edinburgh Plan Commission for review and approval prior to any installation of signs takes place on the subject property. The variances granted herein are not effective nor applicable until the Edinburgh Plan Commission reviews and approves the Petitioners application to install pole signs on the subject property;
- b. That in the event that the signs are installed on the subject property; the following content is prohibited to be displayed in any way on said signs:
 - i. Any advertising or other signage of any type or kind that is distasteful, offensive, or of a questionable nature;
 - ii. Any advertising for massage parlors or similar adult themed businesses;
 - iii. Any advertising regarding adult book stores and related establishments selling or exhibiting pornographic or other obscene materials or entertainment;
 - iv. Any advertising regarding political candidates or parties;

- c. That the signs shall be located in the RB zoning district as defined in the Edinburgh Zoning Ordinance;
- d. That the Petitioner will obtain a survey of the subject property showing the proposed locations of the signs and submit the survey to the Edinburgh Building Commissioner for the Commissioner's review and approval of the proposed locations of the signs and verification that said signs are going to be located in the RB zoning district;
- e. That the Petitioner will coordinate with the Edinburgh Building Commissioner on placing and constructing the two signs per the Edinburgh Zoning Ordinance.

Wade Watson presented the board with items to consider for variances within the Highway Corridor Overlay District that include Section 156.13 (5) of the Zoning Ordinance which states that "off premise" signage shall be prohibited in the U.S. 31 and S.R. 252 Corridor Overlay Zone Districts and Section 156.134 (6) which establishes standards for "on premise" signage in the Corridor Overlay district. (See page 2 of attached Staff Report)

The second consideration for variances from the Sign regulations include Section 156.203 for prohibited signs (8) Off premise signs shall be prohibited except as expressly permitted in this division and Section 156.210 (1) (c) Permitted Signs – RB Districts off premise signs shall be permitted when meeting specific requirements. (See page 3 of attached Staff Report)

The third consideration is RB zoning for the parcel, which extends west from the center of U.S. Highway 31 along Hospital Road approximately 380 feet. (See attached Exhibit "B") Exhibit "B" is a map which shows the distance where the RB zoning extends approximately 380 feet west of 31 and runs almost parallel to 31. The map also shows the location of 11 current signs in the area and the 2 proposed signs.

The fourth consideration is that the Town of Edinburgh has historically allowed the erection of off-premise signs along US Highway 31.

Wade Watson presented photos in his power point of existing signs in the area and discussed their proximity to the intersection of US Highway 31 and 252 and their proximity to the proposed signs.

Ray Walton asked about one of the signs and its comparison in size to the proposed signs. Wade Watson stated that the proposed signs would be bigger than the sign Ray is asking about and informed the board that in their packet was a drawing of the proposed sign showing the approximate size and dimensions.

Wade Watson discussed his staff analysis (see attached Staff Report). He felt that the height and area of the sign would diminish the aesthetic value of the visual gateway, and that the signs could possibly create a distraction to drivers. Wade informed the board that he had received two verbal dissenting concerns from adjacent property owners concerning the signs. Wade was also in contact with Camp Atterbury concerning the signs; the concerns from them were the dramatic oversize of the sign to be located on Hospital Road, but no formal reason to be opposed. (See attached Exhibit "C"). Wade felt that based on findings (see Staff Report) staff recommendation is for denial of the petition.

John Drybread asked the board if they had any questions.

Mike Graham asked if the signs would be in the State right of way. Richard Sprague stated that they were not, that they are located on the Parmerlee property. Mike then asked how far off of the west edge of Highway 31 would the North sign be located. Wade Watson stated that was to be determined with the survey, which is pending the results of tonight's meeting. Mike also asked about location of utility easements on the property. Richard Sprague said he was aware of power lines running along Hospital Road and the signs would be located in the field away from the power lines, requirements are to stay a minimum of 7 feet away from electrical power lines. Wade stated that recommendations by the Zoning Board is that signs be installed meeting all of the Zoning Ordinances, so during survey all utility easements would be considered.

There being no further questions from the board, John Drybread then asked Richard Sprague if he had any comments.

Richard Sprague of JR Promotions expressed his main goal for construction of the signs and requesting a variance is the fact that he owns five hotels in the Outlet Mall area. JR Promotions is currently trying to bring another restaurant to the area and likes to keep people staying and shopping in the Outlet Mall area. JR Promotions likes to own their signs rather than rent them but could continue to rent signs if necessary, and the signs do produce property taxes. Richard Sprague would like to have the variance approved as requested but is aware of the concerns expressed in Wade's staff report and in the correspondence from Camp Atterbury. He does not feel that the sign will produce any issues as it will be 380 feet from the intersection and the fact that the six existing signs in the area are closer to the intersection than his proposed signs as shown in Exhibit "B". The goal of the signs is to get the attention of potential customers before reaching the intersection. The signs are 12 x 24 with one pole in the center. The agreement with the owner of the property, Mr. Parmerlee, is to build two signs with the understanding that if the property is developed in the future the lease will be broken and the signs will be removed. Richard Sprague is willing to reduce the sign on Hospital Road to a single sign and keep the sign on US 31 as a double sign. The sign on Hospital Road would be a maximum of 12 feet tall and a maximum of 36 feet long, with only one face on the sign rather than two.

Dustin Huddleston referred to the drawing Richard Sprague presented as "Petitioner's Exhibit A" (see attached).

John Drybread asked if the sign on the bottom left was a 12 x 24. Richard Sprague stated that it was a 12 x 24 with a 15-foot post from the bottom ground to the sign. Richard Sprague then stated that the main concern is to allow the farmer to be able to get under the sign and continue to farm the ground.

Richard Sprague stated that he knew one of the neighbors had called and wanted to be sure that the proposed sign would not interfere with the neighbors existing sign.

Richard Pile asked if the major concern was safety of motorists looking at the sign and their not stopping in time at the intersection.

Wade Watson stated that in his opinion there were two issues with the signs. One is the aesthetics of the gateway into the Town, getting it cleaned up and keeping it clean, which is addressed, in the comprehensive plan. The other issue would be the safety of motorists.

Richard Pile asked if there were any signs at the south entrance of the town in the mall area.

Wade Watson stated that there were no signs at the Eisenhower entrance to town.

Richard Sprague stated that a larger simple sign is easier to read than a smaller sign with lots of information on it.

Ray Walton stated that one of the issues he is concerned with is that the sign does not fit any of the town's guidelines for size and rules.

Wade Watson stated that was correct, that the size of the proposed signs exceed the standards established for both the Highway Corridor Overlay District Zoning and the Roadside Business Zoning, and that this is a variance in size based on the town's standards.

John Drybread asked for anybody who was opposed to speak and informed them that they have a 10-minute time limit to address the board with their concerns.

Charlie Bewley, 1020 Lands End, Columbus, Indiana, asked if the sign on Hospital Road would block his building located on the corner of Hospital Road and US 31.

Richard Sprague stated that the sign would be 370 feet back from the intersection and should not block the view of the building, as his goal is to raise the sign at least 17 feet in the air so motorists on Hospital Road should be able to see the entire building. Richard Sprague further stated that they were trying to be consistent with the other signs in the area by asking for a variance on the stacked sign and reducing the other one down.

Dustin Huddleston stated that the time for public comments is closed but questions could be asked of Richard Sprague and Wade Watson.

Richard Pile asked about the change in the sign when making a motion. Dustin Huddleston stated that if a motion to approve is presented then it would need to include the commitment for the change in size if that is what the board wishes to do.

Wade Watson clarified for the board members that what he understands that Richard Sprague is proposing is the sign on US 31 would be a double decker sign and that the sign on Hospital Road as presented in "Petitioners Exhibit A" would be reduced from a double decker to a single sign.

Dustin Huddleston asked Richard Sprague that according to "Petitioners Exhibit A" that he was committing to those limits, that the maximum width on the sign would be 36 feet and the maximum height of the sign would be 12 feet with a maximum total height of the sign and pole being 35 feet (see attached Petitioners Exhibit A).

John Drybread asked the board if they would like to make a motion or if they had any further questions.

Ray Walton stated that based on staff recommendation that he would make a motion that they deny the request.

Richard Pile asked if the other signs in the area went through this same process.

John Drybread stated not that he was aware of, that after some discussions with Wade, John's guess is that most of the signs over time were probably placed illegally.

Mike Graham stated that he thought the proposed signs would be better than what is in place now and that they could probably not be removed since they are already in place.

Richard Sprague stated that there is a new law being passed by the State of Indiana that states that any sign which is viewable from the State Highway that is controlled by the State of Indiana, that if it sets vacant for one year or is unmaintained that it has not had an advertisement on it for a twelve month period that it can be removed at the owners expense.

Wade Watson also stated that the towns sign ordinance allows for the signs to be removed, if they are not maintained or are in poor condition, at the owner's expense.

John Drybread reminded the board that Ray Walton had made a motion so they need to either accept or deny, otherwise without a second the motion will die.

Dave Long seconded the motion.

John Drybread asked for all in favor of denying the petition to signify by saying aye. Ray Walton - Aye, Dave Long - Aye, and Glenn Giles - Aye. John Drybread then asked all opposed to the motion to signify by saying aye. Richard Pile - Aye, Mike Graham - Aye, and Keith Sells - Aye.

Dustin Huddleston stated that there is a tie that John needs to vote. John stated that his vote would be aye on the no. Dustin Huddleston stated that the motion is not carried.

John Drybread asked if there was any other business. Dustin Huddleston stated that the petition was still in front of the board, since the board had just voted against Ray Walton's motion, that leaves the petition still on the table, and that there needs to be another motion.

John Drybread stated that there needs to be a motion to accept the petition with the amendments and changes presented by Richard Sprague identified or make another motion to deny the request.

Keith Sells and Richard Pile stated that they were confused on why there needed to be another motion.

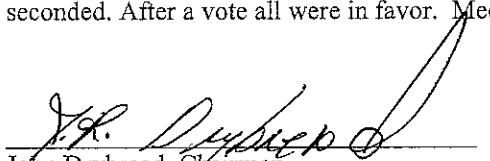
Dustin Huddleston stated that the motion made by Ray Walton to deny the petition was seconded and was not passed by a 3 to 4 margin. So the board still has the petition in front of them and if someone wants to approve the petition then someone needs to make a motion to accept the petition with or without the commitments, the motion would need to be seconded and then voted on.

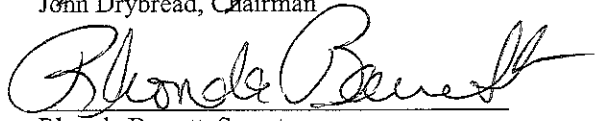
Mike Graham made a motion to accept the petition with the commitment presented by Richard Sprague. Richard Pile seconded the motion. John Drybread asked for all in favor of the petition to signify by saying aye. Mike Graham - Aye, Richard Pile - Aye, Keith Sells - Aye, and John Drybread - Aye. John Drybread then asked for all opposed to the petition to signify by saying aye Glenn Giles - Aye, Ray Walton - Aye, and Dave Long - Aye.

Dustin Huddleston stated that the motion passed by a vote of 4 to 3.

After some further discussion, John Drybread asked if there was any other business.

There being no further business, Mike Graham made a motion to adjourn the meeting. Ray Walton seconded. After a vote all were in favor. Meeting adjourned.


John Drybread, Chairman


Rhonda Barrett, Secretary

PLANNING COMMISSION
TOWN OF EDINBURGH
107 S. Holland St.
Edinburgh, IN 46124

STAFF REPORT
PC 2012 - P-1
February 21, 2012
Page 1 of 4

STAFF REPORT

CASE NUMBER: PC 2012 - P-1
CASE NAME: JR Promotions LLC
Application to Erect Two Bill Boards

GENERAL INFORMATION

Applicant: JR Promotions
430 Second Street
Columbus, IN 47201

Property Owner: Parmerlee Farms Inc.
3477 W. Alamo Ave.
Littleton, CO 80123

Agent: Richard Sprague
430 Second Street
Columbus, IN 47201

Acreage: 79.61
Zoning: RB & R1
Land Use: Agriculture - Vacant Land

PROPERTY DESCRIPTION

The property is located in Section 33, Township 11 north, range 5 (W NW S33 T11 R5) in Blue River Township at the northwest and southwest corner of State Road 31 and Hospital Road (800 S). This property is within the U.S. 31 and S.R. 252 Corridor Overlay Zone District and zoned as RB (Roadside Business) and R1 (Suburban Residential).

CASE DESCRIPTION

The board is to consider the application of JR Promotions to erect two bill board signs on parcel # 41-12-33-023-001.000-001, property owned by Parmerlee Farms Inc. This parcel is outside the Municipal Boundaries of the Town of Edinburgh but is within the Town of Edinburgh Buffer Zone and within the Camp Atterbury Buffer Zone.

Petitioner has satisfied all documentation requirements, legal and public notifications specified in the Town of Edinburgh Plan Commission Application Packet.

CASE HISTORY

Case Number ZB 2011V-1 came before the Town of Edinburgh Zoning Board of Appeals on November 2, 2011 for Development Standards Variance to allow two pole signs on one property and to extend the height restriction of each sign from 35 feet to 55 feet.

Town of Edinburgh Zoning Board of Appeals **approved** the variances subject to the following conditions:

- a) That the approval of this Board is subject to the approval by the Edinburgh Planning Commission and that the Petitioner must submit application to the Planning Commission for review and approval prior to any installation of the signs;
- b) That in the event that the signs are installed on the subject property; the following content is prohibited to be displayed in any way on said signs:
 - i. Any advertising or other signage of any type or kind that is distasteful, offensive, or of a questionable nature;
 - ii. Any advertising for massage parlors or similar adult themed business;
 - iii. Any advertising regarding adult book stores and related establishments selling or exhibiting pornographic or other obscene materials or entertainment;
 - iv. Any advertising regarding political candidates or parties;
- c) That the signs shall be located within the RB zoning district;
- d) That the Petitioner obtains a survey of the subject property showing the proposed locations of the signs and submit the survey to the Edinburgh Building Commissioner for review and approval of the proposed locations to ensure signs are located in the RB zoning district;
- e) Petitioner coordinates with Building Commissioner on the placement and construction of the signs per Edinburgh Zoning Ordinance.

(Exhibit A - Copy of findings from November 2, 2011)

CONSIDERATIONS

1. Variances from the following Development Standards of Division 3 **Highway Corridor Overlay Districts** should be reviewed by the Planning Commission when considering this request:
 - A. Section 156.13 (5) of the Zoning Ordinance for the Town of Edinburgh states: "Off premise signage shall be prohibited in the U.S. 31 and S.R. 252 Corridor Overlay Zone Districts.
 - B. Section 156.134 (6) of the Zoning Ordinance for the Town of Edinburgh establishes standards for "on premise" signage in the U.S. 31 and S.R. 252 Corridor Overlay Zone Districts to the following requirements:
 - a) No pole sign shall exceed twenty-five (25) feet in height.
 - b) There shall be a minimum spacing of one hundred (100) feet between any pole or ground signs.
 - c) In no instance shall pole signs exceed two hundred (200) square feet of copy area.
2. Variances from the following Development Standards of Division 6 **Sign Regulations** should be reviewed by the Planning Commission when considering this request:

- A. Section 156.203 Prohibited Sign (8) Off-premise shall be prohibited except as is expressly permitted in this Division.
- B. Section 156.210 Permitted Signs – RB Districts (1) (c) Off premise signs shall be permitted directing the traveling public to commercial or industrial parks providing the following requirements are met:
 - a) A permit shall be obtained prior to the erection of the sign,
 - b) Such sign shall indicate only the name; location and information about the park itself – products and services shall not be advertised,
 - c) Such sign shall have a maximum face area of one hundred (100) square feet,
 - d) Such sign shall be a minimum distance of five hundred (500) feet from any residential zoning area
 - e) Such sign shall be a minimum distance of five hundred (500) feet from any other “off-premise” sign.
3. RB zoning for the said parcel extends west from the center of U.S. Highway 31 along Hospital Road approximately three hundred eighty (380) feet. (Exhibit B)
4. The Town of Edinburgh has historically allowed the erection of off-premise signs along U.S. Highway 31. There currently exists a minimum of six (6) off-premise signs in the immediate area of said parcel including one double-decker billboard on the east side of U.S. Highway 31.

STAFF ANALYSIS

- Off-premise signs are prohibited in the Highway Corridor Overlay Districts, and in areas zoned as RB Districts except as identified above.
- The overall height and copy area of the proposed signs exceed standards established of both the on and off-premise signage for the Highway Corridor Overlay and RB Zoning Districts. Staff opinion is the overall height and copy area of these signs will diminish the aesthetic value of the visual gateways into the Town of Edinburgh.
- To meet the requirement established by the Zoning Board of Appeals for the signs to be located within the RB Zone would necessitate the proposed sign along Hospital Road to be within a distance of three hundred eighty (380) feet from the intersection of U.S. Highway 31 and Hospital Road. Staff opinion is this could potentially create a distraction to drivers approaching the intersection causing a hazardous or unsafe condition.
- Staff received two (2) verbal dissenting concerns from adjacent property owners related to the erection of the proposed signs.
- Staff received an e-mail correspondence from Mr. Jack E. Fowler, LTC (Ret), Deputy Operations Officer, Camp Atterbury – Muscatatuck expressing concerns aesthetically that the proposed sign to be installed along Hospital Road appears to be dramatically oversized, however finding no formal grounds upon which to oppose the request of the applicant. (Exhibit C - Copy of Mr. Fowler's e-mail response)

EACH VARIANCE MUST MEET ALL OF THESE FINDINGS OF FACT

1. **GENERAL WELFARE:** The approval will be injurious to the public health, safety, morals, and general welfare of the community.

STAFF FINDINGS:

Approval of these variances could potentially create a condition that would be injurious to the public health, safety or general welfare of the community.

2. **ADJACENT PROPERTY:** The use and value of the area adjacent to the property included in the variance will be affected in a substantially adverse manner.

STAFF FINDINGS:

Approval of these variances potentially would negatively affect the value of adjacent properties to the subject property by diminishing the aesthetic value and diminishing the desirability of these properties for potential commercial and or retail development.

3. **PRACTICAL DIFFICULTY:** The strict application of the terms of the ordinance will not result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

STAFF FINDINGS:

The strict application of the ordinance will not result in a practical difficulty in the use of this property.

STAFF RECOMMENDATIONS

Based on these findings, staff recommends denial of the petition.

Respectfully Submitted,



Wade D. Watson
Building Commissioner
Town of Edinburgh

EXHIBIT A - PAGE 1

TOWN OF EDINBURGH ZONING BOARD OF APPEALS

PETITION FOR VARIANCE
(DEVELOPMENTAL STANDARDS)

Petitioner: JR Promotions LLC

Subject Property: 6000 SR 800 South, Edinburgh, Indiana 46126

Owners of Property: Parmerlee Farms, Inc.

Use Variance Requested: To allow two pole signs on 1 property and to extend the height restriction of each sign from 35 feet to 55 feet.

Case Number: ZB 2011V-1

FINDINGS OF FACT

Comes now before the Town of Edinburgh Zoning Board of Appeals and finds that the following must be proven for approval:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
3. The strict application of the terms of the Edinburgh Zoning Ordinance will result in a practical difficulty in the use of the property. This situation was not self-imposed, or based on a perceived reduction of, or restriction on, economic gain.

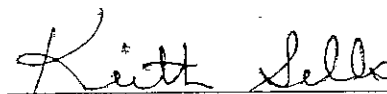
The Zoning Board of Appeals after considering the Petitioner's application and allowing the opportunity for the taking evidence thereon, does hereby find and determine as follows:

1. That the Petitioner has met the requirements set out in the Numbers 1-3 above.
2. Therefore the Zoning Board of Appeals of the Town of Edinburgh does have the power to authorize the requested use variance;

EXHIBIT A - PAGE 2

3. The Petition for Variance from Developmental Standards to allow two pole signs on one property and to extend the height restriction of each sign from 35 feet to 55 feet is hereby **APPROVED** under the following conditions:
- a. That the approval by this Board is subject to the approval by the Edinburgh Plan Commission and the Petitioner must submit an application to the Edinburgh Plan Commission for review and approval prior to any installation of signs takes place on the subject property. The variances granted herein are not effective nor applicable until the Edinburgh Plan Commission reviews and approves the Petitioners application to install pole signs on the subject property;
 - b. That in the event that the signs are installed on the subject property; the following content is prohibited to be displayed in any way on said signs:
 - i. Any advertising or other signage of any type or kind that is distasteful, offensive, or of a questionable nature;
 - ii. Any advertising for massage parlors or similar adult themed businesses;
 - iii. Any advertising regarding adult book stores and related establishments selling or exhibiting pornographic or other obscene materials or entertainment;
 - iv. Any advertising regarding political candidates or parties;
 - c. That the signs shall be located in the RB zoning district as defined in the Edinburgh Zoning Ordinance;
 - d. That the Petitioner will obtain a survey of the subject property showing the proposed locations of the signs and submit the survey to the Edinburgh Building Commissioner for the Commissioner's review and approval of the proposed locations of the signs and verification that said signs are going to be located in the RB zoning district;
 - e. That the Petitioner will coordinate with the Edinburgh Building Commissioner on placing and constructing the two signs per the Edinburgh Zoning Ordinance.

DATED this 2nd day of November, 2011



Keith Sells, Chairman
Town of Edinburgh Zoning Board of Appeals

(EXHIBIT B)



PARCEL 1D
41-12-29-033-011-000-001

RB ZONE

SCALE: 1/4" = 100'
(APPROXIMATE)

RB ZONE BOUNDARY

US 31

US 252

US 31

HOSPITAL ROAD

PARCEL 1D
41-12-33-023-001-000-001

PROPOSED

APPROXIMATE SIGN LOCATIONS

EXISTING SIGNS

235'

2100' (1/10 MILE +/-)

1300'
(1/4 MILE)

250'

780'

380'

470'

1450' (+/- 1/4 MILE)

Print

Page 1 of 2

(EXHIBIT C)

From: Fowler, Jack E MR CIV NG IN ARNG (jack.fowler2@us.army.mil)
To: wade-watson@att.net;
Date: Fri, February 10, 2012 11:10:02 AM
Cc: larry.fagersten@us.army.mil;
Subject: RE: Sign Variance Request (UNCLASSIFIED)

Mr. Wade, thanks for the contact.

We have reviewed the proposals you sent, and information sent by Mr. Sprague of JR Promotions. This response is based on the possible impact any proposed structure within the "buffer" might have on our operations. Our opinion, after reviewing the provided site materials, is that the signs will not adversely impact the operations of Camp Atterbury.

1. The proposed location along southbound US 31 is of no concern at all.
2. We have determined the proposed location on the south side of Hospital Road to be of no operational concern. From an aesthetic point of view, however, the proposed sign appears to be dramatically oversized for normal eastbound traffic on Hospital Road. We believe there is very little casual traffic using Hospital Road that would also be seeking lodging. Most guests to Atterbury with lodging requirements, if not accommodated by us, are provided a contact listing of local lodging outlets.

In sum, we find no formal grounds upon which to oppose the request of the applicant.

Thanks for the opportunity to comment; and, please advise if you have any questions. Jack

Jack E. Fowler, LTC (Ret)
 Deputy Operations Officer
 Camp Atterbury - Muscatatuck
 Cml (812) 526-1508

-----Original Message-----

From: Wade Watson [mailto:wade-watson@att.net]
Sent: Friday, February 10, 2012 9:35 AM
To: Fowler, Jack E MR CIV NG IN ARNG
Subject: Re: Sign Variance Request (UNCLASSIFIED)

Good Morning Mr. Fowler,

This communication is a followup to our previous conversations related to the Planning Commission meeting at the Town of Edinburgh February 21, 2012. I am finalizing my report to present to the Board and wanted to include your perspective in regards to the placement and size of the proposed signs along Hospital Road and U.S. Highway 31. Is it still your intention to provide a response?

Print

Page 2 of 2

Thank you in advance for your consideration of this critical issue.

Sincerely

Wade D. Watson
Building Commissioner
Town of Edinburgh
office: (812) 526-3513

mobile: (812) 314-5114

From: "Fowler, Jack E MR CIV NG IN ARNG" <jack.fowler2@us.army.mil>
To: "Watson, Wade" <wade-watson@att.net>
Cc: "Atnip, Robert W Mr CIV USA" <robert.atnip@us.army.mil>; "Fagersten, Larry E MR CIV NG IN ARNG" <larry.fagersten@us.army.mil>
Sent: Mon, January 23, 2012 2:34:50 PM
Subject: Sign Variance Request (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: FOUO

Mr. Watson,

This is a follow-up to our telecon and the materials you faxed. We are reviewing the information provided, and want to be sure to respond in a timely manner. I did not see the date/time for the meeting when the requested variance will be considered. I would appreciate that information.
Thanks. Jack

Jack E. Fowler, LTC (Ret)
Deputy Operations Officer
Camp Atterbury - Muscatatuck
Cml (812) 526-1508

Classification: UNCLASSIFIED
Caveats: FOUO

Petitioner Exhibit "A"

