

TOWN OF PLAINFIELD BOARD OF ZONING APPEALS REPORT

DATE: February 24, 2022

CASE NO.: BZA-22-010

PETITIONER: Good Oil Company, LLC

REQUESTED ACTION: #1 Canopy Signage: Development Standards Variance of Article 4.18A.9.c. Architectural Standards for Fueling Stations – No signage is allowed on fueling station canopies.

#2 Canopy Lighting: Development Standards Variance of Article 4.9B 5. Architectural or sign lighting shall be so directed and shielded that the light element is not visible from any point along an adjacent public Right-of-Way.

SITE INFORMATION

LOCATION: 1101 West Main Street

LOCATION MAP:



PROJECT OVERVIEW

Copies of Article 4.18 Architectural Standards for Fueling Station and Truck Fueling Stations have been included in the packet information. The previously existing Phillips 66 logo canopy signs have been removed. The applicant now would like to install BP logo signage. The applicant is proposing to three new signs; one on the east, north, and south sides of the canopy. The is also to be installed a wall mounted sign pursuant to ordinance requirement above the eastern entrance to the building. The existing pylon type sign was approved with the development plan as the site was to have an integrated center use.

The applicant is also proposing the utilization of an unshielded green light bar attached to the exterior of the canopy face along the south, east, and north faces.

| EXISTING ZONING AND LAND USE: | COMPREHENSIVE PLAN: |
|---|----------------------------------|
| Site: GC – General Commercial | Site: Local Commercial |
| North: Saratoga Planned Unit Development | North: Local Commercial |
| South: REL – Religious District | South: Public Semi Public |
| East: MUN - Municipal | East: Local Commercial |
| West: AG – Agricultural District | West: Local Commercial |

PARCEL SIZE: .9 acres

STAFF COMMENTS, QUESTIONS AND

[Fueling Station Amendment \(from Zoning Ordinance\)](#)

4.18 Architectural Standards For Fueling Stations and Truck Fueling Stations

Intent: To promote innovation and creativity in the design of the built environment, increase the quality standards for commercial and industrial development while mitigating any possible negative impacts upon residential development.

A. Development Requirements

1. Corporate Identity. The intent and purpose of the architectural standards supersede corporate identity designs. When a corporate identity design does not meet the intent and purpose of the architectural standards, the corporate identity design must be limited and/or modified as prescribed by the Plan Commission.

9. Additional Architectural and Development Standards for Fueling Stations and Truck Fueling Stations.

c. The canopy over the fuel dispensing pumps must be connected to the primary building and must employ either a hip or gable roof. No signage must be placed on the canopy.

d. Unless required by federal, state, or local regulations, no additional signage other than wall, freestanding, or incidental directional signage must be allowed. This prohibition must include, but not be limited to, signage on the canopy, pumps, and/or building that does not meet the aforementioned criteria.

Between the building and the pylon there are locations for allowable adequate signage which provides for proper identification of the business and associated land uses. The applicant has used the Findings of Fact for a Variance of Use, however in doing so it would appear from the applicant's response to Findings of Fact #4 they agree with this position in that the strict application of the terms of the Zoning Ordinance for "The rebranding of the signage will not cause any unnecessary hardship". The applicant would be advised to provide the correct findings for a Variance of Development Standards prior to the public hearing

Article 4.18 was created for the purpose of providing a quality of commercial standards while mitigating negative impacts upon surrounding environment. The ordinance also, states that the standards

supersede corporate identity designs. When the two conflict, the applicant's (corporate) design must be "limited and/or modified", regardless of the applicant's (corporate) standards.

Article 4.18 sets the pylon sign to be considered ample in order to alleviate the need or use of canopy signage. With the passage of Article 4.18 elements of the site have, also, become legally non-conforming with additional development standards now in place.

In their narrative the applicant states this is a canopy "replacement" of one brand helios with another brand helios. The previous helios were removed from the canopy, no non-conforming status exists and there is nothing to "replace".

Staff has noticed flood lights have been attached to the west side of the canopy in what would appear to be an attempt to light the main entrance of the building. These are not allowed and need to be removed if they have not been already.

What is the height of the existing fascia of the canopy? The submitted plans show remodeling is planned. Any new replacement should not exceed existing.

The applicant should provide detail specifications of the type of light that is being proposed to be used for the unshielded green light bar around the canopy? Diameter size? Wattages? Illumines?

MOTIONS

#1 Canopy Signage: I move that the Board of Zoning Appeals **approve / deny / continue** BZA-22-010, as filed by Good Oil, LLC, requesting a Development Standards Variance of Article 4.18A.9.c. Architectural Standards for Fueling Stations – No signage is allowed on fueling station Canopies, at 1101 West Main Street. If approved subject to the following findings:

1. The approval **will not / will** 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 / will** be affected in a substantially adverse manner;
3. The strict application of the terms of the zoning ordinance **will / will not** result in practical difficulties if applied to the property for which the variance is sought;

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with Board of Zoning Appeals packet information dated February 24, 2022.
- 2.

#2 Canopy Lighting: I move that the Board of Zoning Appeals **approve / deny / continue** BZA-22-010, as filed by Good Oil, LLC, requesting a Development Standards Variance of Article 4.9 B 5. Architectural or sign lighting shall be so directed and shielded that the light element is not visible from any point along an adjacent public Right-of-Way, at 1101 West Main Street. If approved subject to the following findings:

1. The approval **will not / will** 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** / **will** be affected in a substantially adverse manner;
3. The strict application of the terms of the zoning ordinance **will** / **will not** result in practical difficulties if applied to the property for which the variance is sought;

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with Board of Zoning Appeals packet information dated February 24, 2022.
- 2.