

RECORD OF PROCEEDINGS

Minutes of Board of Zoning Appeals

Held October 14, 2025

Call to Order

Meeting called to order at 6:00 PM.

Jim Kempe	Chair	Present
Patricia Bond	Member	Present
Sharon Duff	Member	Present

Mr. Kempe reported that all board members were sworn in prior to the start of the meeting. He requested a nomination for Chairperson for 2025.

Mrs. Bond nominated Mr. Kempe as Chairperson; Mrs. Duff seconded the motion.

RESULT: Passed (*Yes 3, No 0, Abstained 0*)
MOVER: Patty Bond
AYES: Jim Kempe, Sharon Duff, Patty Bond
NAYS: None
ABSTAIN: None

Approval of Minutes

Board of Zoning Appeals Meeting Minutes - November 5, 2024

Mr. Kempe asked if there were any changes or corrections to the November 5, 2024, Board of Zoning Appeals meeting minutes. Hearing none, the minutes were approved as submitted.

Public Hearing - BZA 2025-01

Mr. Kempe opened the Public Hearing.regarding BZA Case 2025-01.

The Clerk of Council administered the Oath to individuals present to provide testimony.

Staff Report

Building and Zoning Administrator Brent Carpenter provided a Staff Report. He said the application for a variance was submitted by Dave Williams of KAP Signs for premises located at 2770 East River Road, City Lot No. 3234. He reported that the appellant requests an appeal to the following sections of the Moraine Codified Ordinances (MCO). Sections 1. MCO 1189.09 (a): Freestanding signs shall not exceed one hundred (100) square feet in area, with no single face exceeding fifty (50) square feet; Section 2. MCO 1189.09 (b): Only one (1) freestanding sign per business shall be allowed; and Section 3. MCO 1189.09 (c): The height of a freestanding sign shall be equal to the height of the building served by the sign or eighteen (18) feet, whichever is less. Mr. Carpenter noted that the appellant requests to add a second freestanding sign which would be 35 feet tall and have two pylon signs. He noted the larger pylon sign would be 174.44 square feet and the second pylon sign would be 100 square feet. He said the sign is for a new business at 2770 East River Road. He noted that the business is in an M-1 district and the sign is comparable to adjacent businesses’ freestanding signs along the I-75 corridor.

Opponents / Proponents

Mr. Dave Williams provided testimony regarding the request for a variance. Due to sound issues with the microphone, the testimony was mostly inaudible.

Mr. Kempe said he was in the area to see what signage other businesses have in the area. He said that other than the big electrical sign down by Orbit, he saw no highway signs typical of

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those he sees going down Interstate 75. He asked Mr. Williams if there were other similar-sized signs in Moraine?

Mr. Williams discussed the signage on the properties to the north and south and in the corridor.

David Butler of TNT Fireworks provided testimony regarding the application. Due to sound issues with the microphone, the discussion was mostly inaudible. Mr. Butler did state that TNT is very excited to have a location in the City of Moraine.

Mr. Kempe asked if the proposed digital sign is strictly for presenting TNT's message, or will it be used to carry messages for other concerns?

Mr. Butler replied the sign is strictly for TNT messaging.

Mr. Kempe asked if anyone else would like to speak regarding this case.

There were no other opponents or proponents wishing to speak regarding Case No. 2025-01.

Close Public Hearing

Mr. Kempe closed the Public Hearing for BZA Case 2025-01 at 6:11 PM.

Business

Decision - BZA 2025-01 2770 E. River Road-TNT Sign Variance Request

Mr. Kempe asked Mr. Carpenter if this request is in line with what was laid out in the Staff Report and if there are any concerns from staff?

Mr. Carpenter said the TNT sign is in line with the Mandalay sign and would be the same height.

Mr. Kempe asked for a motion to approve the request for a sign variance.

Mrs. Bond moved to approve; Mrs. Duff seconded the motion.

RESULT: Passed (Yes 3, No 0, Abstained 0)

MOVER: Patty Bond

AYES: Jim Kempe, Sharon Duff, Patty Bond

NAYS: None

ABSTAIN: None

Other Business - None

Adjournment

Meeting adjourned at 6:13 PM.



James Kempe

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ATTEST: Clerk of Council, Karen Powell