



SPECIAL EXCEPTION USE APPLICATION

Shelbyville Planning & Building Department
44 West Washington Street
Shelbyville, IN 46176
P: 317.392.5102

For Office Use Only:

Case #: BZA _____ - _____

Hearing Date: _____

Fees Paid: \$ _____

Final Decision:

Approved _____ Denied _____

1.

Applicant

Name: Speedway LLC

Address: 500 Speedway Drive

Enon, OH 45323

Phone Number: (937) 405-7043

Fax Number: _____

Email: jenniferhigh@speedway.com

Property Owners Information (if different than Applicant)

Name: Exit 109, LLC c/o Kulkami Properties

Address: 400 Smith Rd. Suite 190, Cincinnati, OH 45209

Phone Number: 513-863-1400

Fax Number: _____

Email: shtree.kulkarni@kulkamiproperties.com

2.

Applicant's Attorney/Representative

Name: Eric Carter, RLA, Weihe Engineers, Inc.

Address: 10505 N. College Avenue, Indianapolis, IN

Phone Number: 317-846-6611

Fax Number: _____

Email: cartere@weihe.net

Project Engineer

Name: Scott Rucker, Weihe Engineers, Inc.

Address: 10505 N. College Avenue, Indianapolis, IN

Phone Number: 317-846-6611

Fax Number: _____

Email: ruckers@weihe.net

3. Project Information:

General Location of Property (and address is applicable): 3877-3977 N. Michigan Rd. (Southwest Corner of Michigan Rd. &

Current Zoning: BH, Race Track Overlay, Airport Compatibility Overlay

Existing Use of Property: Vacant

Proposed Zoning: BH, Race Track Overlay, Airport Compatibility Overlay

Proposed Use: Convenience Store with Auto and Commercial fueling

4. Attachments

Affidavit and Consent of Property Owner (if applicable)

Vicinity Map

Proof of Ownership (copy of deed)

Application Fee

Letter of Intent

Findings of Fact

The undersigned states the above information is true and correct as s/he is informed and believes.

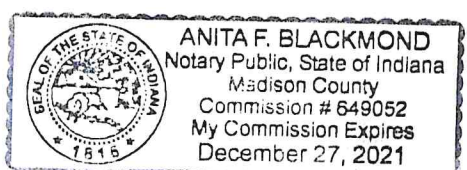
Applicant: [Signature] Date: 12-2-2020

State of IN
County of Hamilton SS:

Subscribed and sworn to before me this 20th day of December 2020

Anita Blackmond, Anita Blackmond
Notary Public Printed

Residing in Madison County. My Commission Expires: 12/27/21





SPECIAL EXCEPTION USE FINDINGS OF FACT

Petitioner's Name: Speedway LLC
Location: 3877-3977 N. Michigan Road
Special Exception for: Pole Sign

The Shelbyville Board of Zoning Appeals must determine that the following criteria have been met in order to approve an application for a Use Variance. Using the lines provided, please explain how your request meets each of these criteria.

- 1. General Welfare:** Explain why granting the request for a use variance will not be harmful to the public health, safety and general welfare of the City of Shelbyville.
The proposed hi-rise sign will not interfere with the public health, safety or general welfare as it is placed in an area to provide adequate identification and fueling decision for interstate travelers.
- 2. Compatibility and Impact:** Explain why the special exception will be in harmony with the adjacent uses and will not substantially have an adverse impact on the adjacent properties and property values.
The adjacent properties utilize similar signs in height and size to identify their property use.
- 3. Character:** Explain why the special exception will not adversely alter the character of the zoning district.
The Business Highway zoning and the general uses in the area both commercial and entertainment rely on signage to attract potential customers to the area. This will be consistent with the surrounding properties identification.
- 4. Comprehensive Plan:** Explain why the special exception is consistent with the intent of the zoning district and the goals of the Comprehensive Plan. Use statements and future land use map from the Comprehensive Plan and Article 2 of the Unified Development Ordinance.
Taller signs are considered in the Special Exception approval process to support interstate oriented businesses which are considered in the Comprehensive Plan and Unified Development Ordinance.
- 5. Impact to Adjacent Area:** The use and property value of the area adjacent to the subject property seeking a Special Exception will not be affected in a substantially adverse manner.
The tall sign is placed as to benefit the interstate travelers and will not interfere with local traffic or adjacent properties use/value. It is consistent with taller signs located on the adjacent properties.

**AFFIDAVIT & CONSENT OF PROPERTY OWNER
APPLICATION TO THE SHELBYVILLE BOARD OF ZONING APPEALS**

STATE OF ^{OHIO}INDIANA)
COUNTY OF SHELBY) SS:

I, EXIT 109, LLC, AFTER BEING DULY SWORN, DEPOSE AND SAY
(Name of property owner)
THE FOLLOWING:

1. That I am the owner of real estate located at 3977 N. MICHIGAN RD
(Address of affected property)
2. That I have read and examined the Application made to the Shelbyville Board of Zoning Appeals by: SPEEDWAY
(Name of applicant)
3. That I have no objections to and consent to the request(s) described in the Application made to the Shelbyville Board of Zoning Appeals.

SILVEE KUKANNI
Owner's Name (Please print)

[Signature]
Owner's Signature

State of Indiana)
County of Shelby) SS:

Subscribed and sworn to before me this 16th day of November, 2020

Joy Jones / Joy Jones
Notary Public / Printed

Residing in Butler County. My Commission Expires 4/16/22



JOY JONES
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
April 16, 2022

DESCRIPTION AS SURVEYED

Part of the Northeast quarter of Section 14, a part of the Southeast quarter of Section 11, and part of the Northwest quarter of Section 13, all in Township 13 North, Range 6 East, Shelby County, Indiana based upon a retracement survey by Weihe Engineers, Inc. Project No. 200447, dated November 4, 2020, described as follows:

Commencing at the Northeast Corner of said Section 14; thence North 89 degrees 54 minutes 29 seconds West (bearings are derived from coordinates based on the Indiana State Plane Coordinate System East Zone NAD 83 (2011) epoch 2010.0) along the North line of Section 14 40.00 feet to a 5/8 inch rebar on the West line of County Road 200 West and the POINT OF BEGINNING; thence along said West Right-of-Way South 00 degree 03 minutes 11 seconds East 328.01 feet to the point of curvature of a curve concave northeasterly having a radius of 756.17 feet, the radius point bears North 89 degrees 56 minutes 49 seconds East; thence Southeasterly along said curve and Right-of-Way 280.15 feet to the east line of said Section 14 which bears South 68 degrees 43 minutes 11 seconds West from the radius point; thence along said east line South 01 degrees 07 minutes 45 seconds East 127.78 feet to the Northeasterly Right-of-Way of I-74; thence the next six (6) courses being along said Right-of-Way 1.) North 46 degrees 39 minutes 19 seconds West 127.78 feet; 2.) North 44 degrees 28 minutes 22 seconds West 270.72 feet; 3.) North 43 degrees 15 minutes 23 seconds West 245.62 feet; 4.) North 34 degrees 03 minutes 03 seconds West 276.94 feet; 5.) North 25 degrees 57 minutes 48 seconds West 203.84 feet; 6.) North 23 degrees 35 minutes 36 seconds East 62.87 feet to the South Right-of-Way of County Road 400 North; thence the next three (3) courses being along said Right-of-Way; 1.) North 82 degrees 48 minutes 47 seconds East a distance of 310.06 feet to non-tangent curve concave to the South having a radius of 1105.92 feet the radius point bears South 05 degrees 30 minutes 58 seconds West; 2.) thence Easterly along said curve 265.41 feet to a point that bears North 19 degrees 15 minutes 59 seconds East from the radius point; 3.) thence South 39 degrees 22 minutes 56 seconds East a distance of 77.79 feet to the west Right-of-Way of County Road 200 West; thence along said Right-of-Way South 00 degrees 03 minutes 11 seconds East a distance of 124.39 feet to the Point of Beginning containing 8.13 acres, more or less.

2008009183 WD \$23.00
12/30/2008 04:41:12P 4 PGS
Mary Jo Phares
SHELBY County Recorder IN
Recorded as Presented

ENTER FOR TAXATION

DEC 30 2008

C & I
CTIC # 412700 MJS

WARRANTY DEED

Amey H. Jackson
SHELBY COUNTY AUDITOR

THIS INDENTURE WITNESSETH, that RUMPKE OF INDIANA, INC., an Indiana corporation (f/k/a Rumpke of Indiana-Shelbyville, Inc.) ("Grantor") CONVEYS AND WARRANTS to EXIT 109, LLC, an Indiana limited liability company, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate located in Shelby County, in the State of Indiana, which is described in Exhibit "A", attached hereto and made a part hereof, together with all improvements located thereon, (the "Real Estate").

The foregoing conveyance shall be subject only to: (i) real estate taxes and assessments due and payable in 2008, and all subsequent taxes, and (ii) those easements, restrictions, agreements, covenants and encumbrances more particularly described on Exhibit "B" attached hereto and incorporated herein by reference.

TOGETHER WITH all rights, privileges, interests, easements, hereditaments, appurtenances and tenements thereunto belonging or pertaining to the Real Estate.

The undersigned person executing this Warranty Deed on behalf of Grantor represents and certifies that he is the duly authorized officer of Grantor and has been fully empowered and duly authorized by all necessary action of Grantor to execute and deliver this Warranty Deed; that Grantor has full capacity to convey the Real Estate; and that all necessary action for the making of such conveyance has been taken or done.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the 16 day of OCTOBER, 2008.

Rumpke of Indiana, Inc., an Indiana corporation

By: *William J. Rumpke*
William J. Rumpke, President

Exhibit "A"
Legal Description

A part of the Northeast quarter of Section 14, a part of the Southeast quarter of Section 11, and part of the Northwest quarter of Section 13, all in Township 13 North, Range 6 East, Shelby County, Indiana described as follows:

Commencing at the Northeast corner of said Section 14; thence North 88 degrees 43 minutes 49 seconds West along the North line of Section 14 a distance of 40.00 feet to a 5/8 inch rebar on the West line of County Road 200 West and the Point of Beginning; thence along said West Right-of-Way South 01 degree 15 minutes 43 seconds West a distance of 328.01 feet to a tangent curve having a radius of 756.17 feet and being concave to the Northeast; thence Southerly along said curve and Right-of-Way 628.76 feet; thence South 46 degrees 11 minutes 55 seconds East along said Right-of-Way a distance of 674.27 feet; thence North 88 degrees 33 minutes 34 seconds West a distance of 39.53 feet to the Northeasterly Right-of-Way of I-74; thence the next six (6) courses being along said Right-of-Way

1. North 45 degrees 20 minutes 25 seconds West a distance of 1022.77 feet
2. North 43 degrees 09 minutes 28 seconds West a distance of 270.72 feet
3. North 41 degrees 56 minutes 29 seconds West a distance of 245.62 feet
4. North 32 degrees 44 minutes 09 seconds West a distance of 276.94 feet
5. North 24 degrees 38 minutes 54 seconds West a distance of 203.84 feet
6. North 24 degrees 54 minutes 30 seconds East a distance of 62.87 feet to the South Right-of-Way of County Road 400 North; thence the next three (3) courses being along said Right-of-Way
 1. North 84 degrees 07 minutes 41 seconds East a distance 310.06 feet to a tangent curve concave to the South having a radius of 1105.92 feet
 2. Thence Easterly along said curve 265.40 feet
 3. Thence South 38 degrees 04 minutes 02 seconds East a distance of 77.79 feet to the West Right-of-Way of County Road 200 West; thence along said Right-of-Way South 01 degrees 15 minutes 43 seconds West a distance of 124.39 feet to the Point of Beginning containing 8.68 acres.

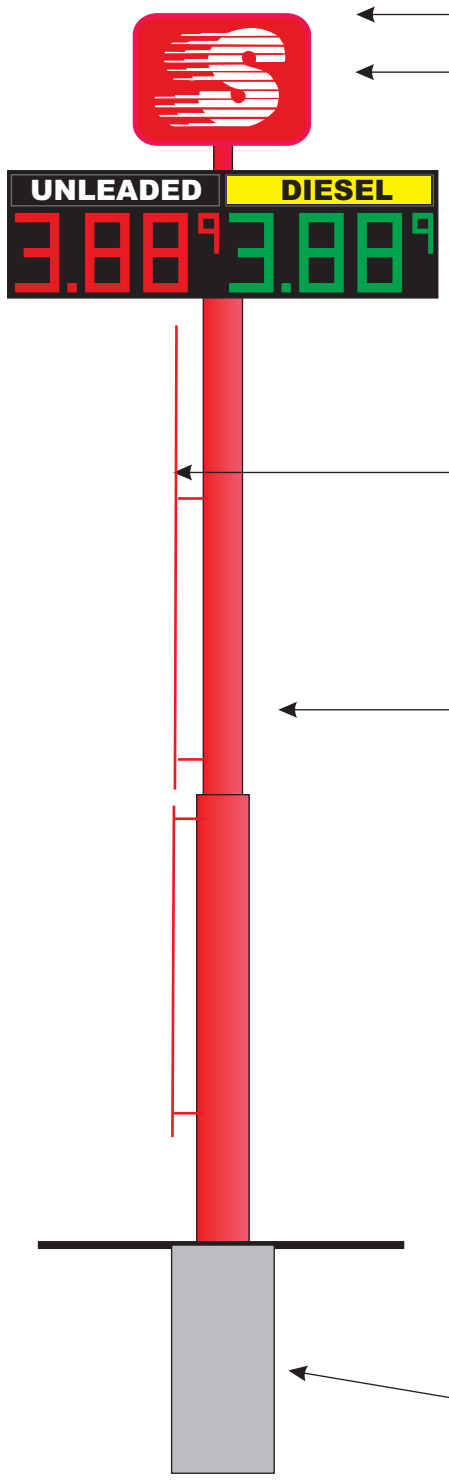
Exhibit "B"
Permitted Exceptions

1. Taxes for the year 2007 due and payable in 2008 are a lien not yet due and payable.
2. Taxes for the year 2008 due and payable in 2009 are a lien not yet due and payable.
3. Permanent extinguishment of all rights and easements of ingress and egress, to, from and across the limited access facility known as Interstate 74, to and from the land.
4. Sixteen (16) foot underground electric line easement and rights of way granted to Public Service Company of Indiana, Inc. as set forth in an electric underground line easement dated December 1, 1989 and recorded April 27, 1990 in Deed Record 304, pages 583-584 as instrument No. 01758. (Tract B)
5. Indiana Department of Environmental Management Certificate of Completion issued to Rumpke of Indiana, Inc., pursuant to IC 13-25-5, recorded April 30, 2002 as Instrument No. 0204240. (Tract B)
6. Overhead power lines as shown on the ALTA Survey prepared by Bledsoe Riggert Guerrettez as Project No. 3851 last revised on October 16, 2008.



316 S. 6th Street,
St. Joseph, MO 64501 800.821.9013

Client		Install Location		Date: 11/18/20	Job #:
Speedway Jennifer High		Speedway 100958 Fairland, IN		Revisions:	Date:
Client Approval:		Date:			



- ← ___' Overall Height (not to scale)
- ← 10'3" x 13'10" "Speedway" - LED Illumination Service doors in bottom, both ends & top (details on page 3).
2' sign separation
- ← 10'3 x 34'8" Price Sign w. 89" LED's (see page 2).
- Install Diesel to highway (both sides of sign).
- ← Supply ladder and cable safety system starting 15' above grade up to the bottom of the price sign (install away from highway - break ladder at pipe joints, paint ladder and stand-offs Sher-Cryl SW 4081 Safety Red).
- Paint pole Sher-Cryl SW 4081 Safety Red color
- ← Staged steel structure per engineering drawings by Bennett and Pless Job _____
- 498 SF Total Sign Area**
142 - Logo Sign
356 - Price Sign
- POWER REQUIREMENTS (all circuits are 120 volt)**
5 Circuits total for Logo and Price Sign
Logo Sign: 1 circuit, 15 amp draw w. 10 gage wire drop (switched with lighting system)
Price Sign LED's: 4 circuits total (on 24/7)
Diesel: 2 circuits - 15 amp draw each w. 10 gage wire drop
Unleaded: 2 circuits - 11 amp draw each w. 10 gage wire drop
- Price sign circuits must have dedicated neutrals and ground lines (do not share with each other or lighting circuits).
- Recommend a dedicated grounding rod at the sign installed per local code.
- See note below for electrical hook-up.
- ← Install foundation per engineering drawings noted above.

Power Required to Pole (by others):
5, 20 Amp 120 v. circuits and distribution equipment to be provided to the base of pole by others - site electrician will need to make final connection to the wires dropped down the pole.
4 ckts. on 24/4 - do not share grounds or neutrals
1 ckts. on lighting controller

Other:
*Warranty: 2 year onsite parts/labor if Sunshine direct install or tech install by Sunshine personnel.
*Price Sign Control: Wireless Keypad (1000 foot range)

This original drawing is provided as part of a planned project and is not to be exhibited, copied, or reproduced without the written permission of Sunshine Electronic Display Corporation or its authorized agent. All installation details are suggested only. All signs must be installed in accordance with NATIONAL, STATE, ELECTRICAL AND BUILDING CODES. Sunshine Electronic Display Corporation has no responsibility for wind loads, installation or electrical circuits. These are the responsibility of the Buyer/user.

ETL LISTED
CONFORMS TO
UL STD 48
UL STD 1433
CERTIFIED TO
CAN/CSA STD C22.2 NO. 207

102482
C
102482
C
102482
C

* Actual LED size and configuration may vary

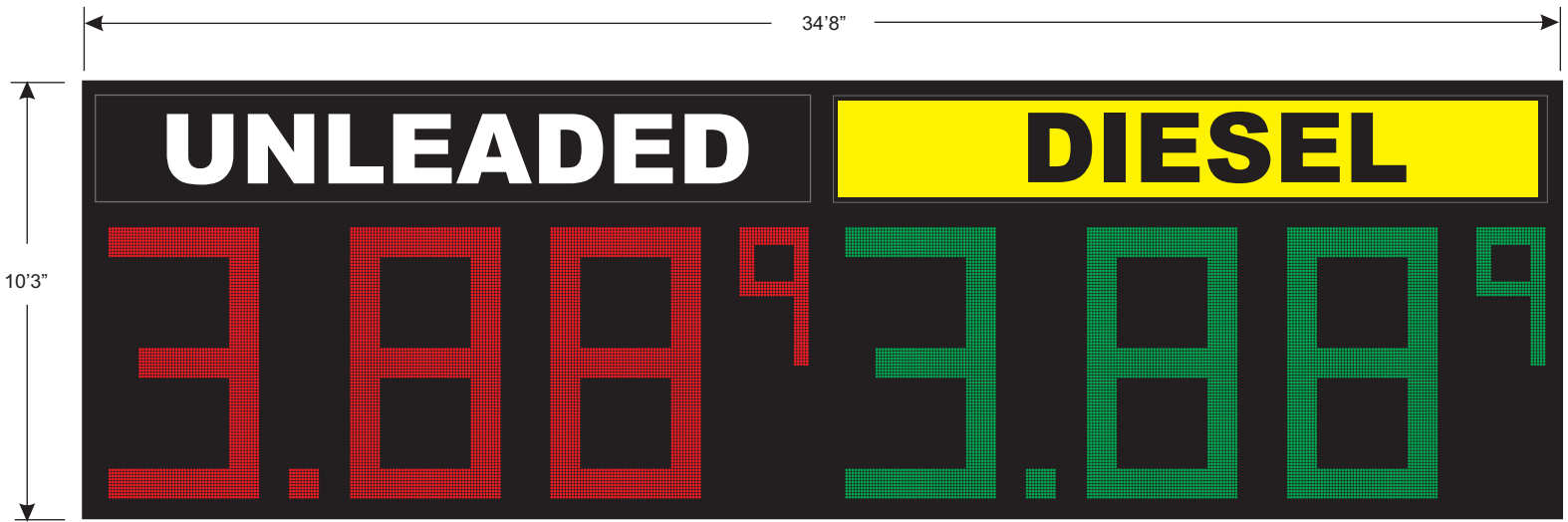


Client	Install Location	Sales
Speedway Jennifer High	Speedway 100958 Fairland, IN	John Boyd 970.390.6800 JohnB@Sunshine.US.com
Client Approval:		Date:

Date: 11/18/20	Job #:
Revisions:	Date:

76" OPTIMUM CABINET

Separate power required to each of the 4 modules. Green draws 15 amps, (each side), Red draws 11 amps (each side). By Others - MUST BE CLEAN CIRCUITS - DO NOT SHARE GROUNDS OR NEUTRALS



Service Doors each end
Cabinet width = pole dia. ???"

- Green pricer same build as red
- Same layout both sides
- Digits back to back

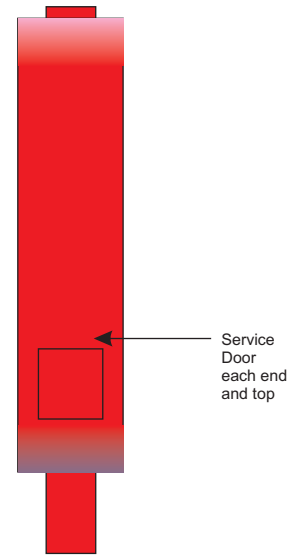
For install help call: 816-387-4216

Cabinet Specs	Label Specs	Notes
Digit Size & Style: 76" LED	LED Backlit Label Panel: 2'3" x 16'6"	<ul style="list-style-type: none"> ■ Optimum digit spacing Minimum digit spacing ■ Weld collars provided/pole specs by others Control box placement to be determined ■ Label colors for representation only ■ 356 sq ft:
"UNL" Digit Color: Red	Label Cap Height & Style: Swiss 721 Bold	
"DSL" Digit Color: Green	"UNL" Label Panel Color: Black	<p>This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Sunshine Electronic Display Corporation or its authorized agent. All installation details are suggested only. All signs must be installed in accordance with NATIONAL, STATE, ELECTRICAL AND BUILDING CODES. Sunshine Electronic Display Corporation has no responsibility for wind loads, installations or electrical circuits. These are the sole responsibility of the Buyer/user. Actual LED size and conguration may vary</p> <div style="text-align: right;"> </div>
Overall Cab. Size: 10'3" x 34'8"	"UNL" Label Type Color: White	
Cabinet Color: Black	"DSL" Label Panel Color: Yellow	
S/F or D/F: D/F	"DSL" Label Type Color: Black	
Build Type: Over-Pole Mount Cabinet		



316 S. 6th Street,
St. Joseph, MO 64501 800. 821. 9013

Client	Install Location	Sales	Date: 11/18/20	Job #:
Speedway Jennifer High	Speedway 100958 Fairland, IN	John Boyd 970.390.6800 JohnB@Sunshine.US.com	Revisions:	Date:
Client Approval:		Date:		



Price Sign Below

10'3" x 13'10"x ??? Double-face Cabinet with 14" radius on 4 corners

??? Pipe - 1" thru top for welding and cap.

Flex-Face - internally illuminated with LED's - 4" retainer

Paint cabinet and retainer Sher-Cryl SW 4081 Safety Red

Decorate face background with 3036-33 red vinyl

"S" logo is white native substrate - 8'6" tall.

Service doors on each end and on the top (top door useable from inside sign).

Provide angle iron pole guides from the bottom mounting plate to the top saddle.
Ladder to access the top center of the sign at the service door.

POWER Lead Drops (120 volt)

1 circuit total (logo sign only - does not include price sign below)
1, 14 amp draw with 10 gage wire drop (see installation drawing for length required including a drip loop at bottom)

Recommend a dedicated grounding rod at the sign installed per local code (by others)

See installation drawing for the combined price sign and logo power requirements.

Speedway

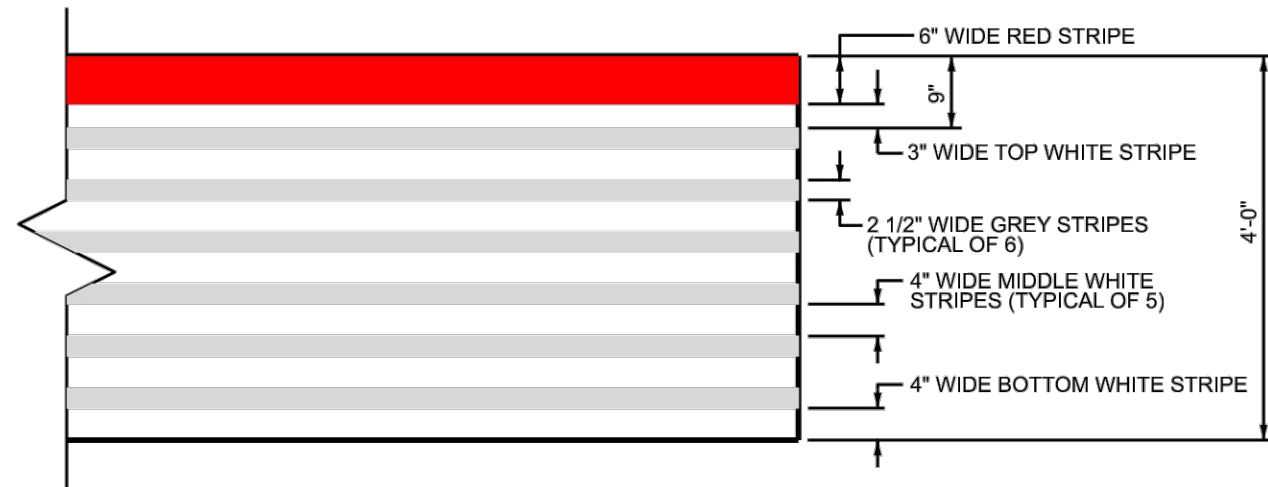
DEF AT ALL LANES
CLEARANCE 16' 6"

SIGN DETAIL "B"
(NO SCALE)

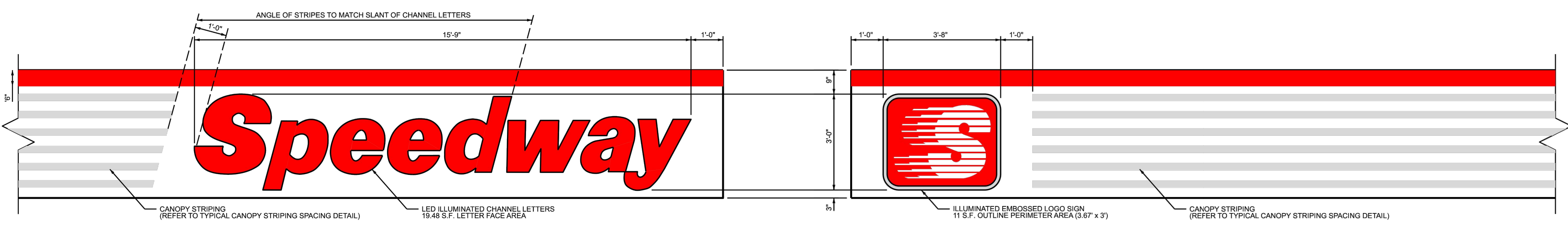
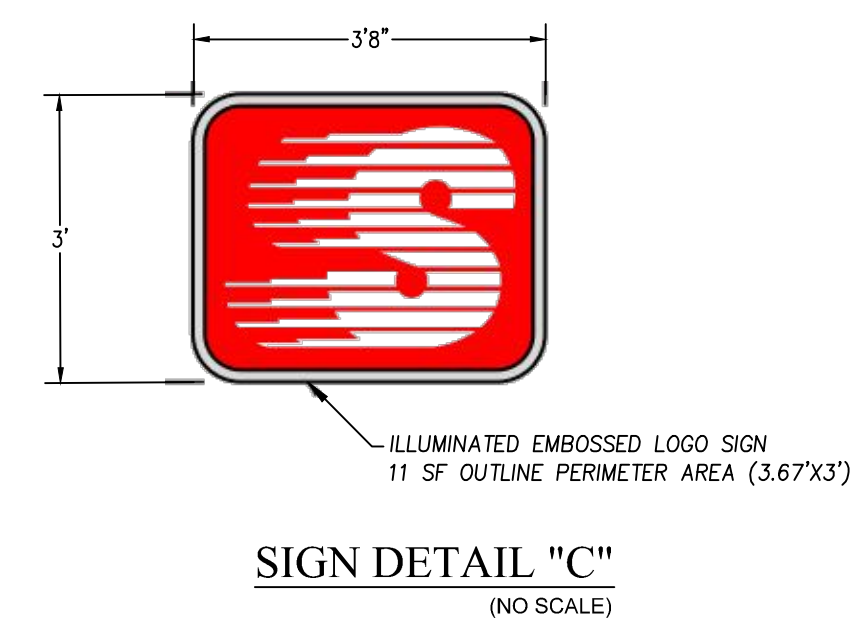
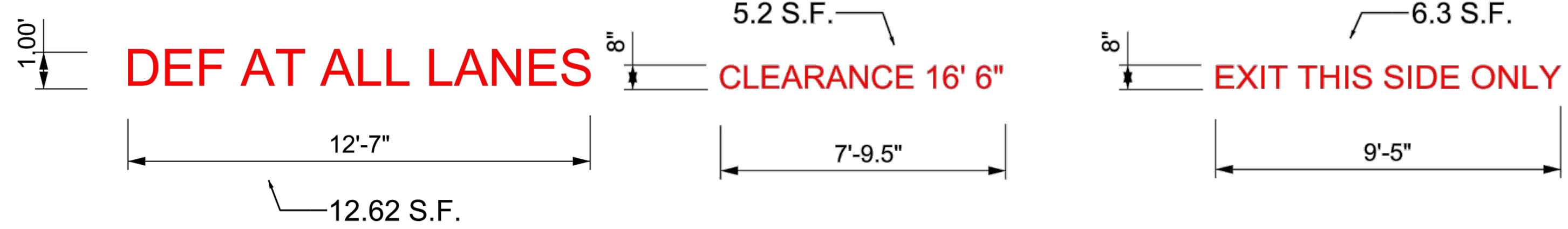
EXIT THIS SIDE ONLY

Speedway

SIGN DETAIL "C"
(NO SCALE)

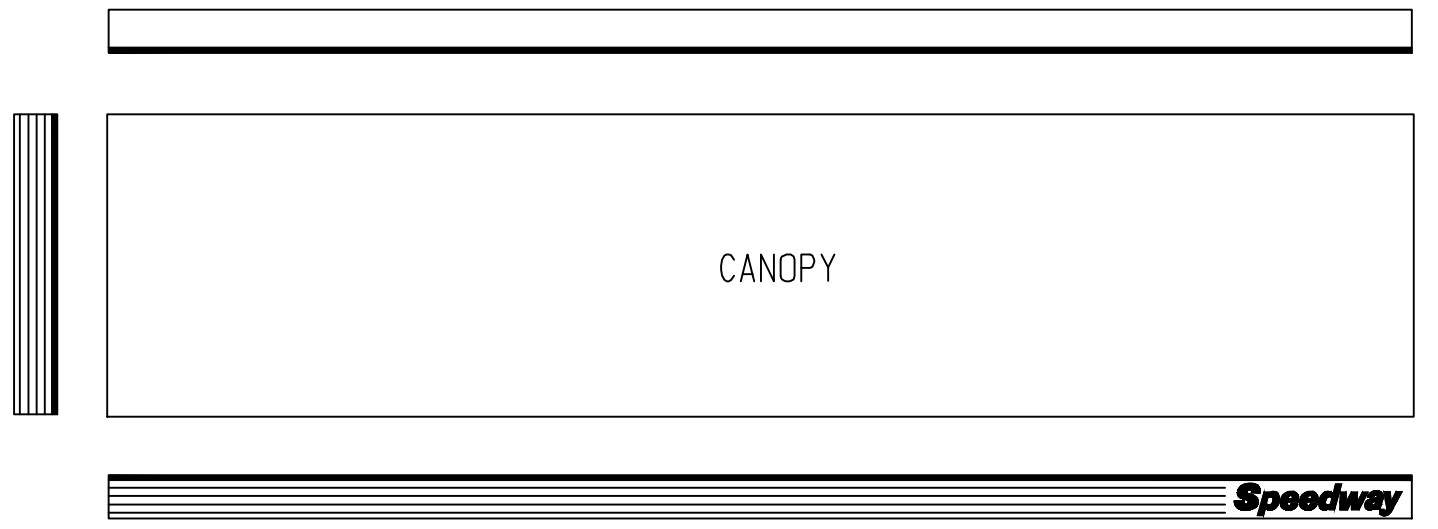
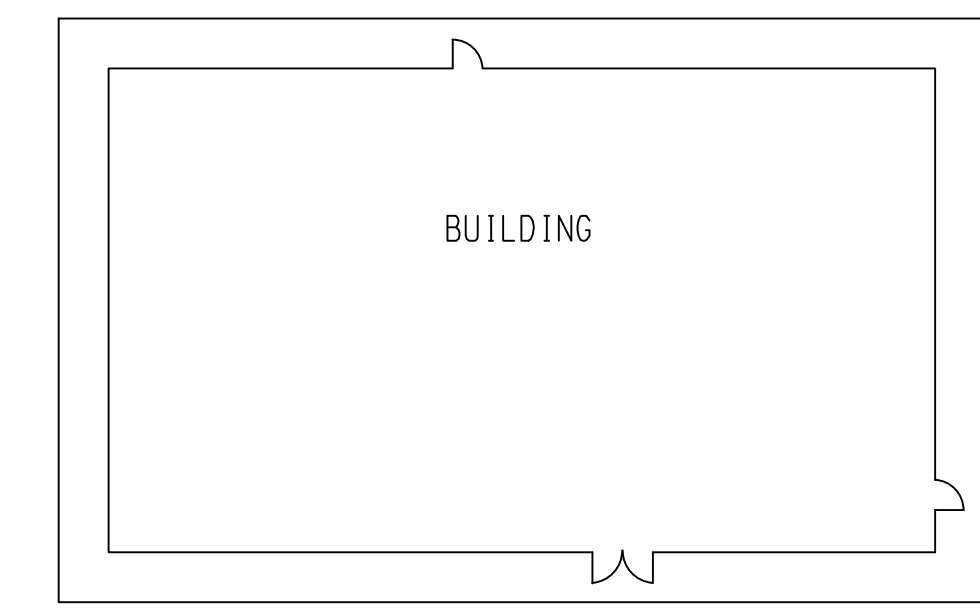
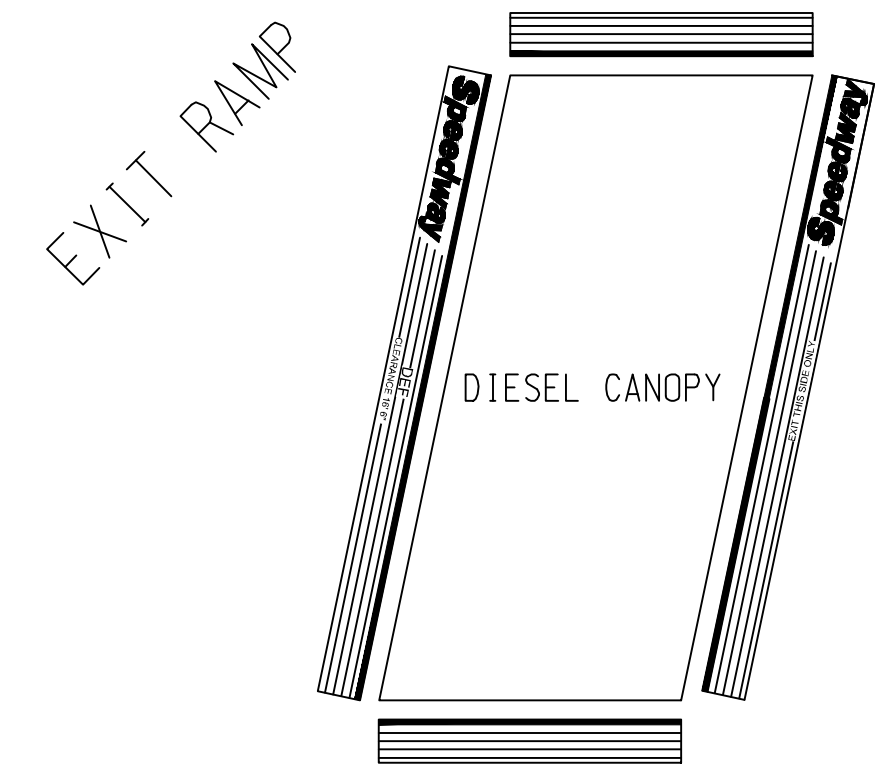


TYPICAL CANOPY STRIPING SPACING DETAIL



SIGN DETAIL "G" & "H"
(NO SCALE)

SIGN DETAIL "F"
(NO SCALE)



MICHIGAN RD

FAIRLAND RD

NOTE:
SIGNAGE IS FOR REFERENCE ONLY.
COORDINATE WITH SIGN VENDORS FOR
DETAILS.

WEIHE ENGINEERS
Landscape Architecture
10505 N. College Avenue
Indianapolis, Indiana 46230
317 | 846 - 6611
800 | 832 - 6408
317 | 843 - 0546 fax
weihenet
ALLAN N. WEIHE, P.E., L.S. - FOUNDER

STEVEN SCOTT RUCKER, P.E. 11300279

Speedway
Presented by
Speedway
Engineering and Construction Dept.
Enon, OH 45323

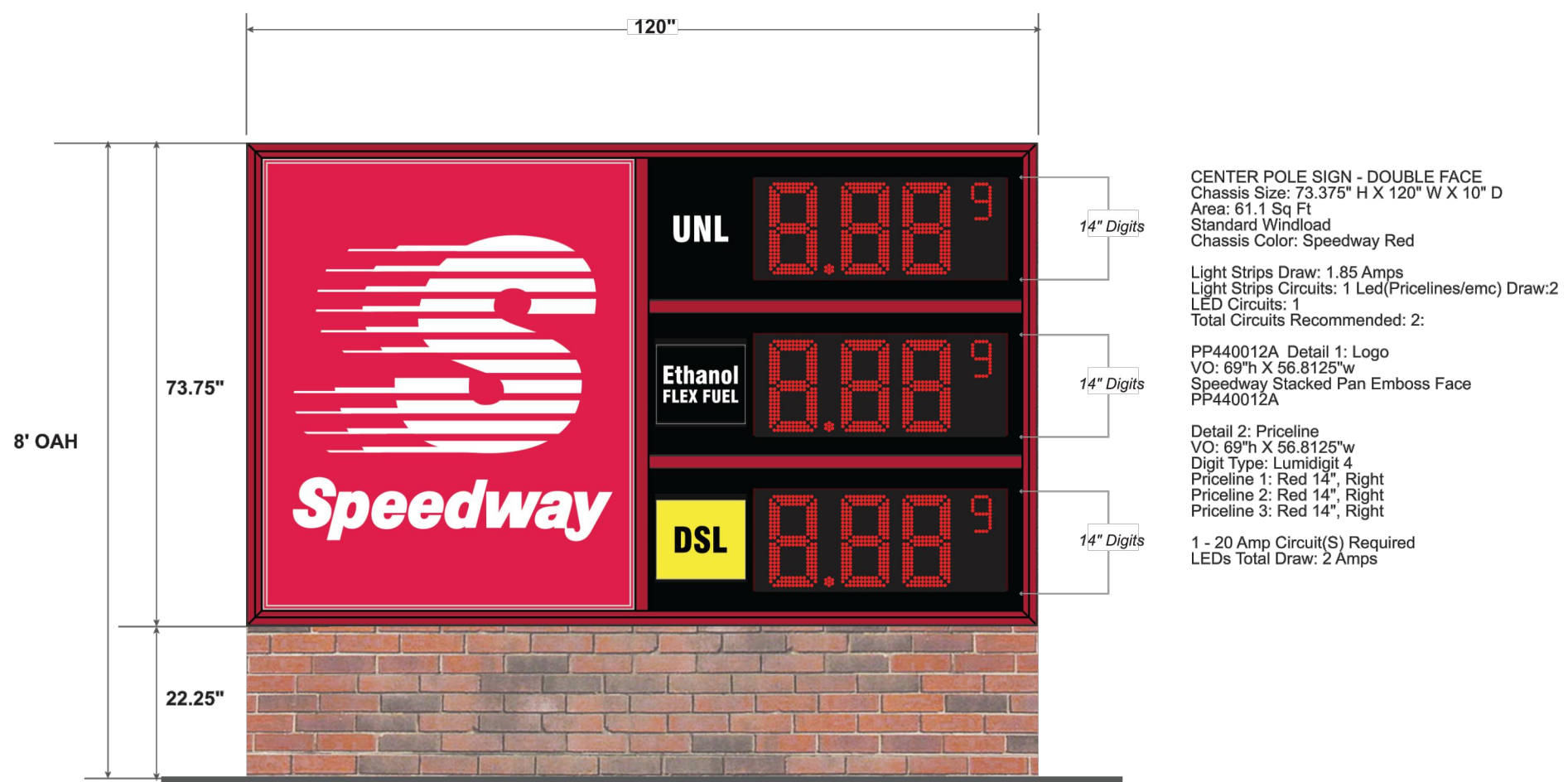
NO.	REVISIONS
1	DESIGN PHASE PLANS
2	DESIGN PHASE PLANS
3	DESIGN PHASE PLANS
4	DESIGN PHASE PLANS
5	DESIGN PHASE PLANS
6	DESIGN PHASE PLANS
7	DESIGN PHASE PLANS
8	DESIGN PHASE PLANS
9	DESIGN PHASE PLANS
10	DESIGN PHASE PLANS
11	DESIGN PHASE PLANS
12	DESIGN PHASE PLANS
13	DESIGN PHASE PLANS
14	DESIGN PHASE PLANS
15	DESIGN PHASE PLANS
16	DESIGN PHASE PLANS
17	DESIGN PHASE PLANS
18	DESIGN PHASE PLANS
19	DESIGN PHASE PLANS
20	DESIGN PHASE PLANS

SIGNAGE PLAN & DETAILS
NEW BUILD - STORE 100958
3877-3977 North Michigan Road
Shelbyville, IN
Shelby County

STORE OR BLDG NO. 100958
PROJECT ID NO. 103200
SCALE

DESIGN TEAM	DATE
DGNR. Weihe	11/20/2020
P.MGR. Jennifer High	11/20/2020
RVWR. Ryon Roosen	11/20/2020
DRWG. NO.	SS1

LOCATION: I:\2020\100958\Engineering\Design\Store\02 FE SET (data)\09 - 100958 - FE - SS - SIGNAGE PLAN & DETAILS.dwg
DATE/TIME: January 05, 2021 - 9:58pm
PLOTTER: B2, Microsoft

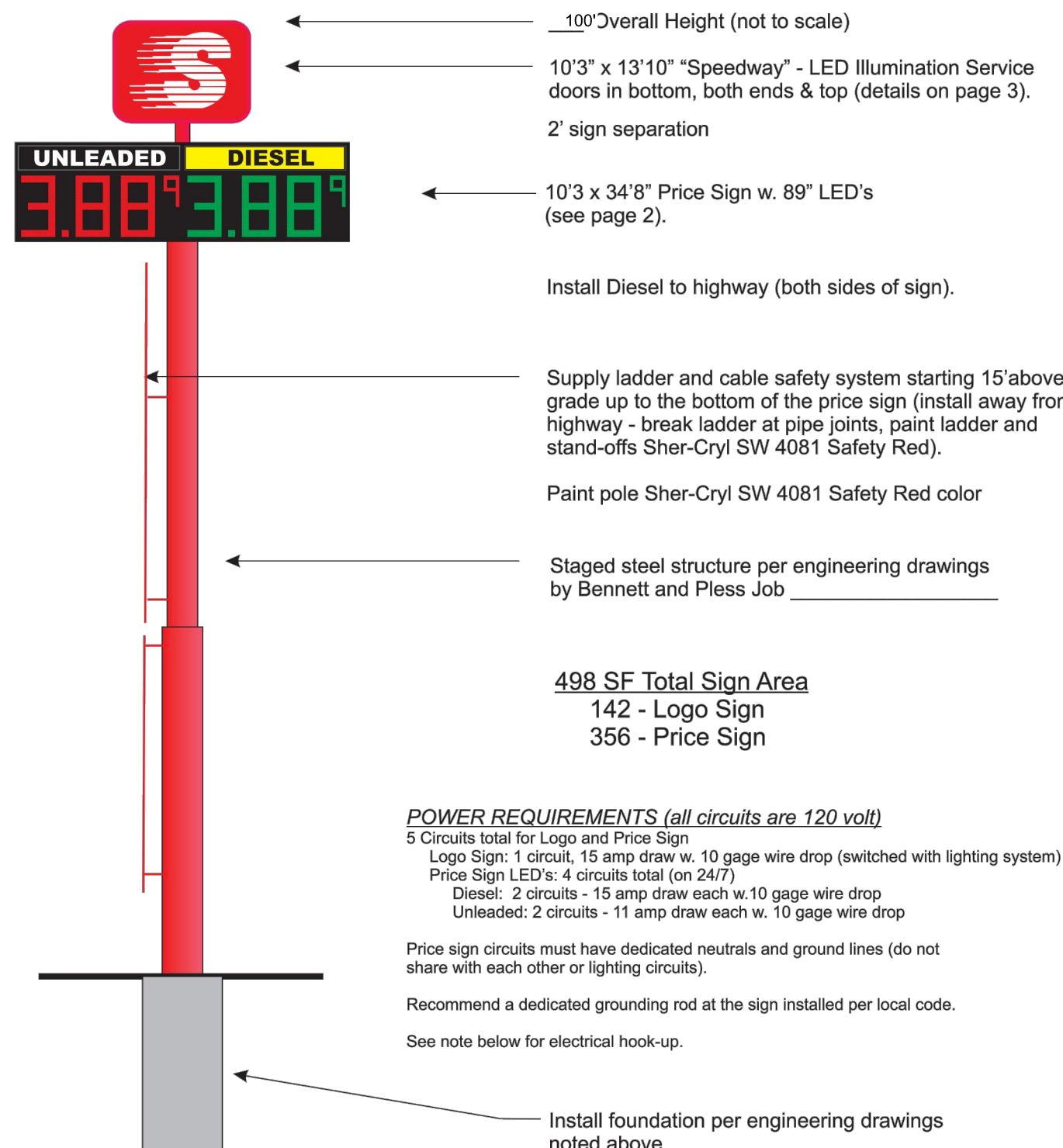


Everbrite		<small>DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.</small>	
Customer: WENDYS	Description: 64ft2 Spdy Monument	Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.	
Project No: 440012	Scale: 1/2"=1'		
Date: 11/23/20	Drawn By: ERJ	CUSTOMER SIGNATURE	DATE
Location & Site No: SPDY100958	SHELBYVILLE, IN	LANDLORD SIGNATURE	DATE

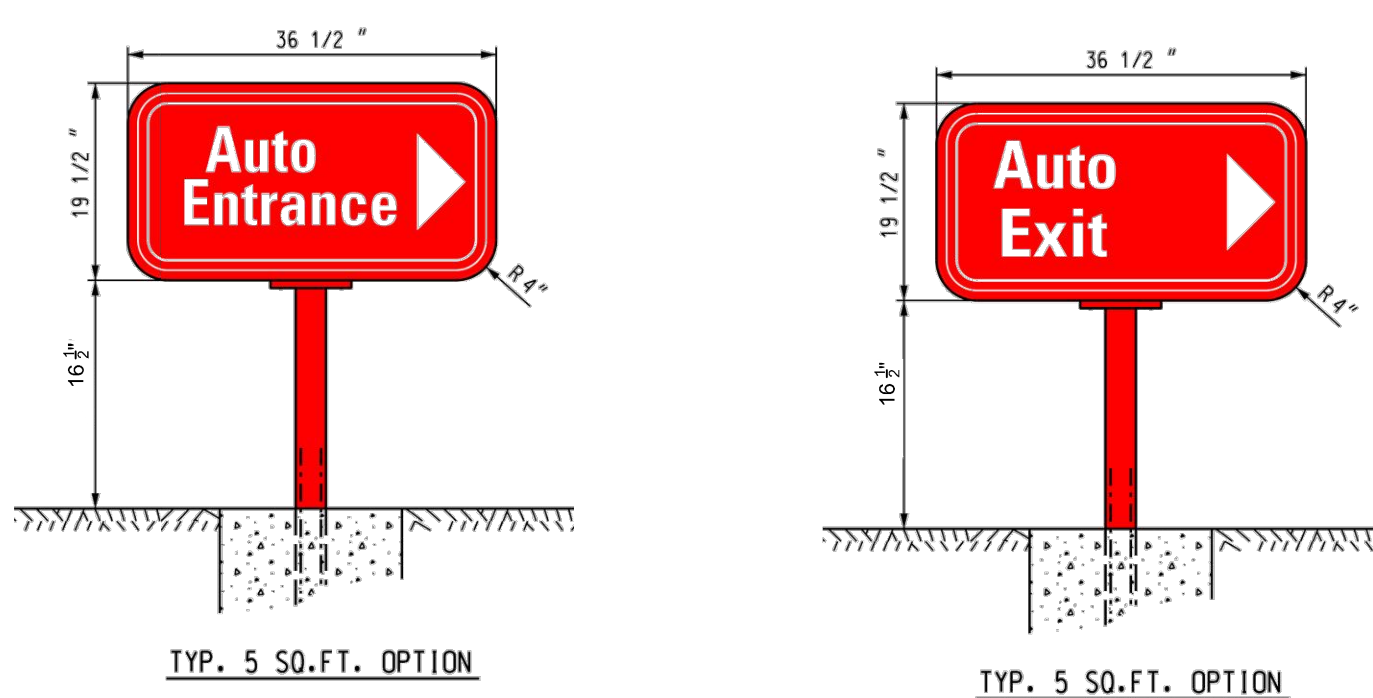
SIGN DETAIL "K"
(NO SCALE)

NOTE:
SIGNAGE IS FOR REFERENCE ONLY, COORDINATE WITH SIGN VENDORS FOR DETAILS. SEE VENDOR SITE-SPECIFIC FOUNDATION PLAN. CONTRACTOR TO INSTALL CONDUIT, CONCRETE, AND VENDOR-SUPPLIED ANCHOR BOLTS.

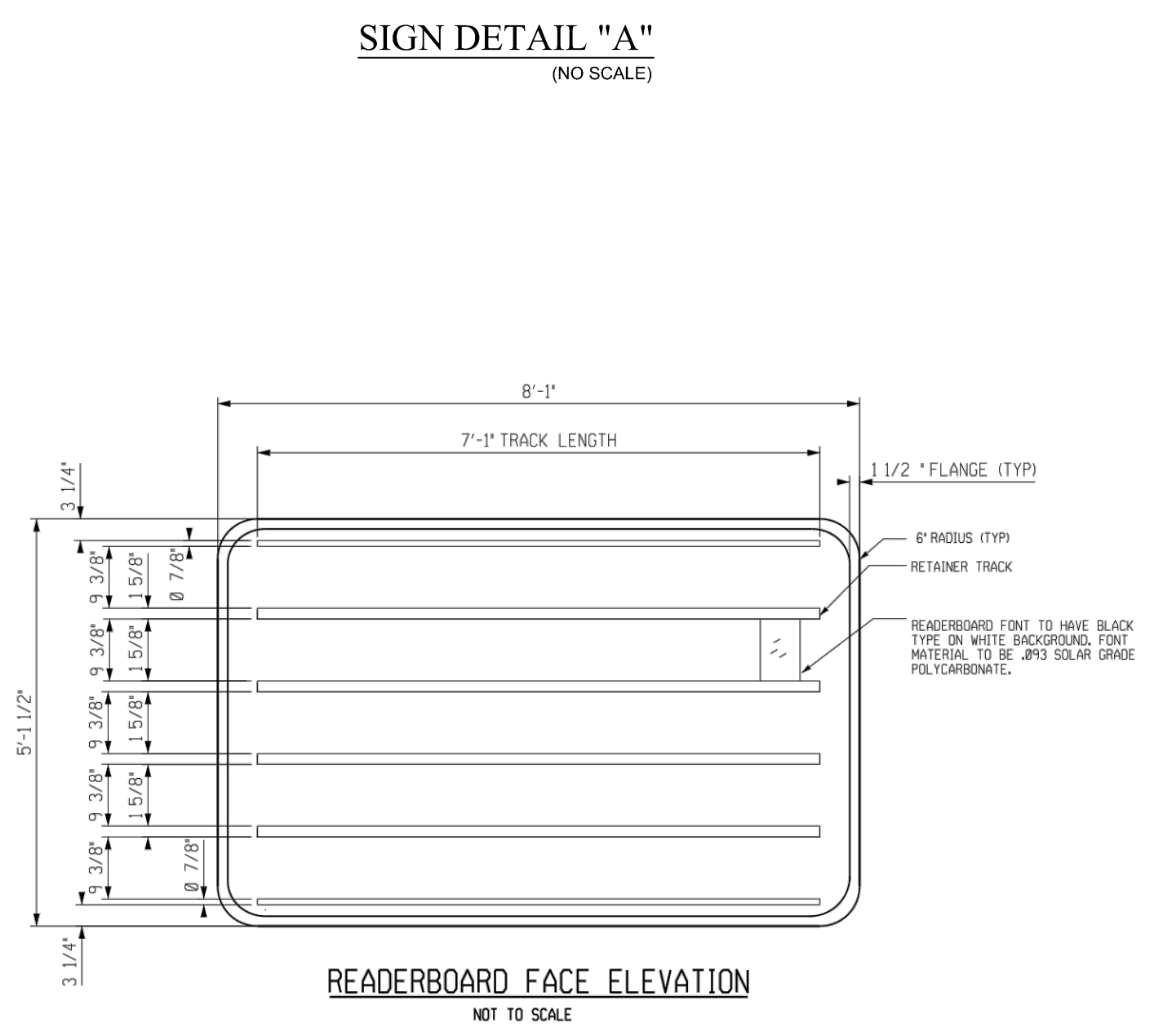
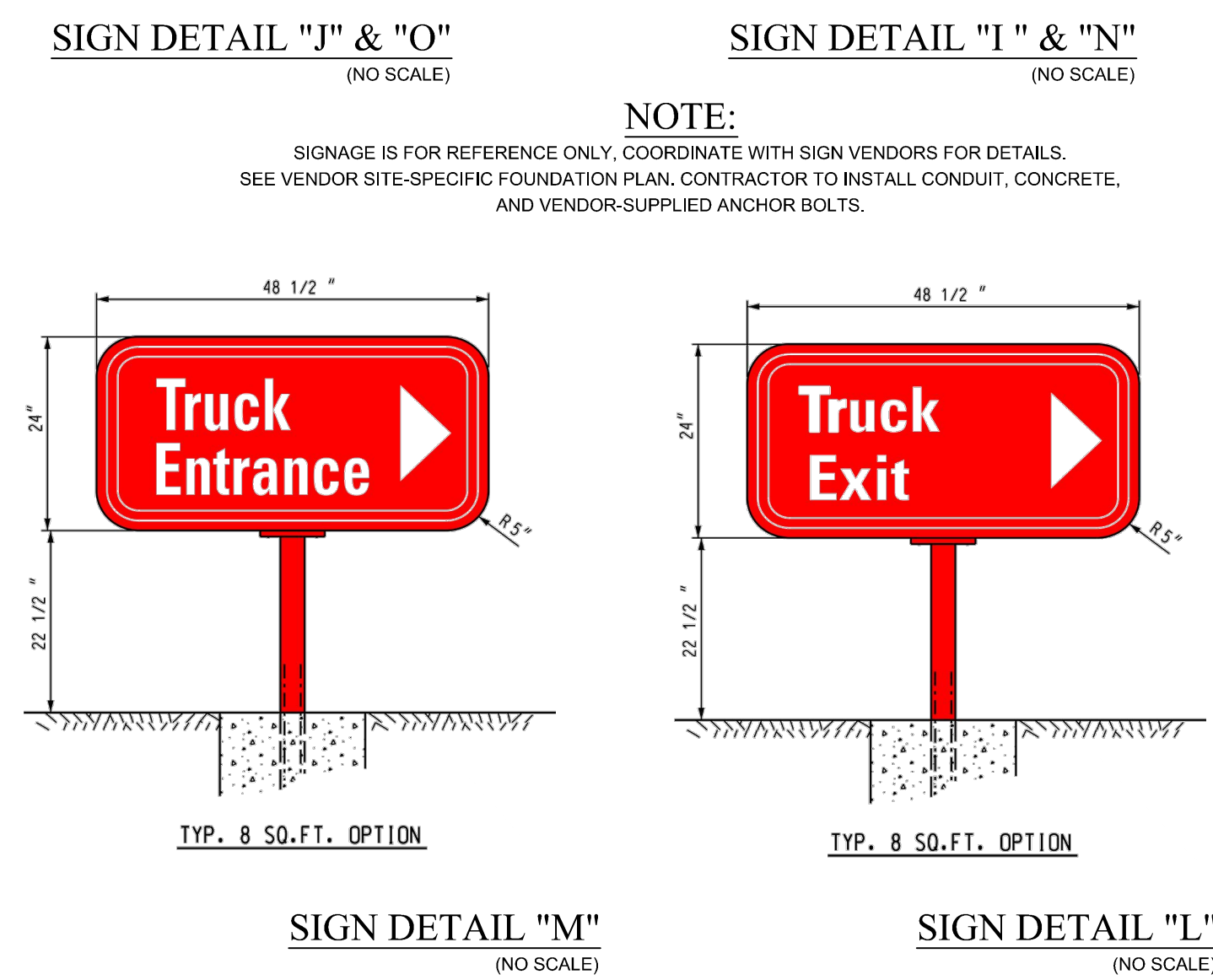
NOTE:
SIGNAGE IS FOR REFERENCE ONLY. COORDINATE WITH SIGN VENDORS FOR DETAILS. SEE VENDOR SITE-SPECIFIC FOUNDATION PLAN. CONTRACTOR TO INSTALL CONDUIT, CONCRETE, AND VENDOR-SUPPLIED ANCHOR BOLTS.



Power Required to Pole (by others): 5, 20 Amp 120 v. circuits and distribution equipment to be provided to the base of pole by others - site electrician will need to make final connection to the wires dropped down the pole. 4 ckt. on 24/4 - do not share grounds or neutrals 1 ckt. on lighting controller	Other: *Warranty: 2 year onsite parts/labor if Sunshine direct install or tech install by Sunshine personnel. *Price Sign Control: Wireless Keypad (1000 foot range)	<small>This original drawing is provided as part of a planned project and is not to be exhibited, copied, or reproduced without the written permission of Sunshine Electric Display Corporation or its authorized agent. All installation details are suggested only. All signs must be installed in accordance with NATIONAL, STATE, ELECTRICAL AND BUILDING CODES. Sunshine Electric Display Corporation has no responsibility for and will not be liable for any installation or electrical circuits. These are the responsibility of the Buyer's agent. *Actual LED size and configuration may vary</small>
---	---	---



NOTE:
SIGN DETAIL "AA" & "AB" SEE SHEET STD-ACC-CFL
SIGN DETAIL "AC" SEE SHEET STD-ACC-A
SIGN DETAIL "AD" SEE SHEET STD-CYE-A



SIGN DETAIL "D"&"E"
(NO SCALE)

WEIHE ENGINEERS
Land Surveying/Civil Engineering
Landscape Architecture
10505 N. College Avenue
Indianapolis, Indiana 46230
317.846.6611
800.1432.6408
317.843.0546 fax
weihelc.net
ALLAN E. WEIHE, P.E., LICENSED

STEVEN SCOTT RUCKER, P.E. 11300279
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
PE 11300279
NO. 11300279

Speedway
Presented by:
Speedway Engineering and Construction Dept.
Enon, OH 45323

NO.	REVISIONS	DATE

SIGNAGE PLAN & DETAILS
NEW BUILD - STORE 100958
3877-3977 North Michigan Road
Shelbyville, IN
Shelby County

STORE OR BLDG NO.	100958
PROJECT ID NO.	103200
SCALE	

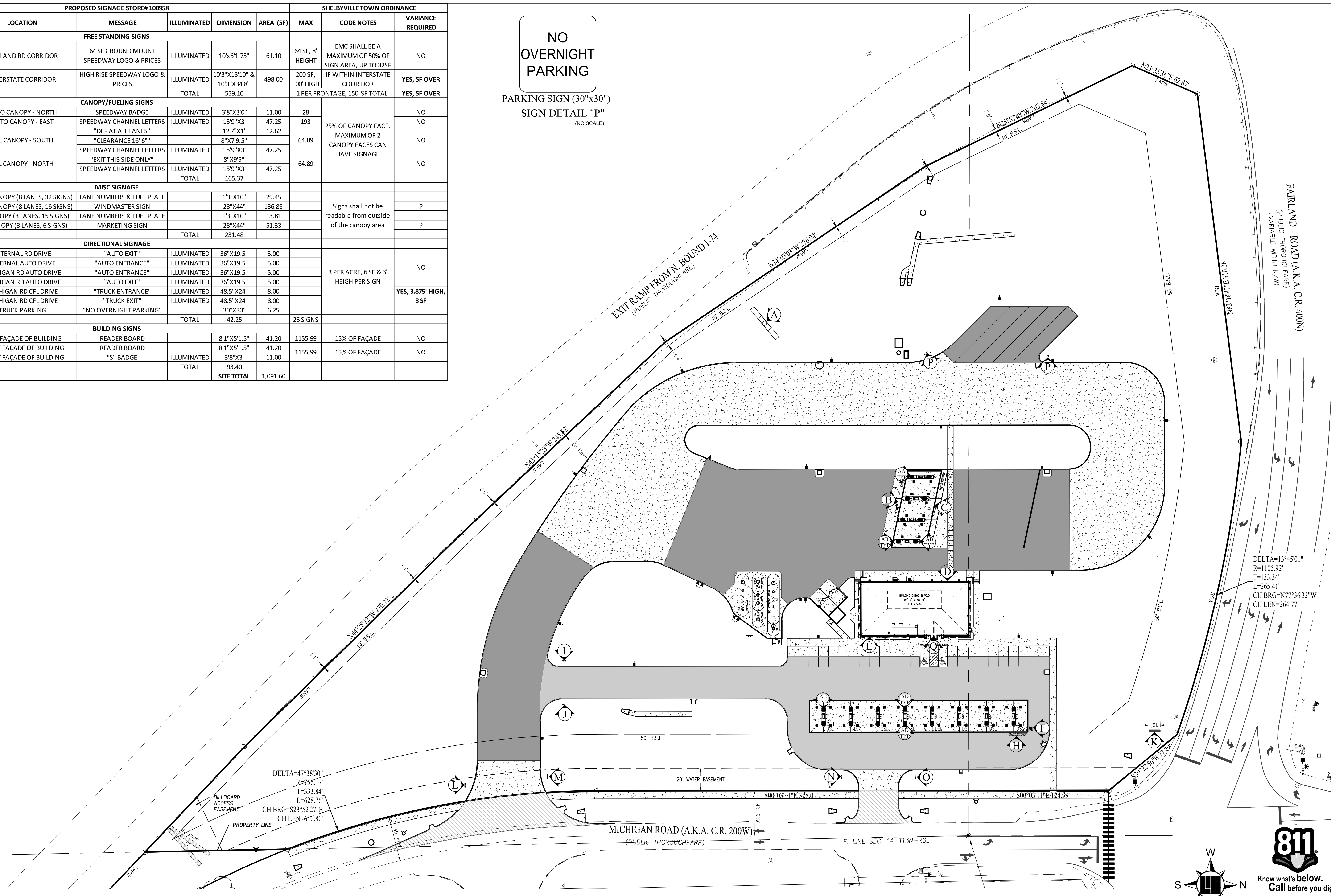
DESIGN TEAM	DATE
D.GNR. Weihe	11/20/2020
P.MGR. Jennifer High	11/20/2020
RVWR. Ryon Roosen	11/20/2020
DRWG. NO.	SS1

LOCATION: I:\2020\100958\Engineering\Design\Store100958\FE SET (Auto)\09 - 100958 - FE - SS - SIGNAGE PLAN & DETAILS.rvt
DATE/TIME: January 05, 2021 - 9:59pm
PLOTTER: B7, McMillan

PROPOSED SIGNAGE STORE# 100958						SHELBYVILLE TOWN ORDINANCE		
REF LET	LOCATION	MESSAGE	ILLUMINATED	DIMENSION	AREA (SF)	MAX	CODE NOTES	VARIANCE REQUIRED
FREE STANDING SIGNS								
K	FAIRLAND RD CORRIDOR	64 SF GROUND MOUNT SPEEDWAY LOGO & PRICES	ILLUMINATED	10'x6'1.75"	61.10	64 SF, 8' HEIGHT	EMC SHALL BE A MAXIMUM OF 50% OF SIGN AREA, UP TO 325 SF	NO
A	INTERSTATE CORRIDOR	HIGH RISE SPEEDWAY LOGO & PRICES	ILLUMINATED	10'3"x13'10" & 10'3"x34'8"	498.00	200 SF, 100' HIGH	IF WITHIN INTERSTATE COORIDOR	YES, SF OVER
		TOTAL		559.10		1 PER FRONTAGE, 150' SF TOTAL		YES, SF OVER
CANOPY/FUELING SIGNS								
F	AUTO CANOPY - NORTH	SPEEDWAY BADGE	ILLUMINATED	3'8"x3'0"	11.00	28		NO
H	AUTO CANOPY - EAST	SPEEDWAY CHANNEL LETTERS	ILLUMINATED	15'9"x3'	47.25	193	25% OF CANOPY FACE.	NO
		"DEF AT ALL LANES"		12'7"x1'	12.62			
B	CFL CANOPY - SOUTH	"CLEARANCE 16' 6""		8"x7'9.5"		64.89	MAXIMUM OF 2 CANOPY FACES CAN HAVE SIGNAGE	NO
		SPEEDWAY CHANNEL LETTERS	ILLUMINATED	15'9"x3'	47.25			
C	CFL CANOPY - NORTH	"EXIT THIS SIDE ONLY"		8"x9'5"		64.89		NO
		SPEEDWAY CHANNEL LETTERS	ILLUMINATED	15'9"x3'	47.25			
		TOTAL		165.37				
MISC SIGNAGE								
AC	AUTO CANOPY (8 LANES, 32 SIGNS)	LANE NUMBERS & FUEL PLATE		1'3"x10"	29.45			
AD	AUTO CANOPY (8 LANES, 16 SIGNS)	WINDMASTER SIGN		28"x44"	136.89		Signs shall not be readable from outside of the canopy area	?
AA	CFL CANOPY (3 LANES, 15 SIGNS)	LANE NUMBERS & FUEL PLATE		1'3"x10"	13.81			
AB	CFL CANOPY (3 LANES, 6 SIGNS)	MARKETING SIGN		28"x44"	51.33			?
		TOTAL		231.48				
DIRECTIONAL SIGNAGE								
I	INTERNAL RD DRIVE	"AUTO EXIT"	ILLUMINATED	36"x19.5"	5.00			
J	INTERNAL AUTO DRIVE	"AUTO ENTRANCE"	ILLUMINATED	36"x19.5"	5.00			
O	MICHIGAN RD AUTO DRIVE	"AUTO ENTRANCE"	ILLUMINATED	36"x19.5"	5.00		3 PER ACRE, 6 SF & 3' HEIGH PER SIGN	
N	MICHIGAN RD AUTO DRIVE	"AUTO EXIT"	ILLUMINATED	36"x19.5"	5.00			
M	MICHIGAN RD CFL DRIVE	"TRUCK ENTRANCE"	ILLUMINATED	48.5"x24"	8.00			YES, 3.875' HIGH, 8 SF
L	MICHIGAN RD CFL DRIVE	"TRUCK EXIT"	ILLUMINATED	48.5"x24"	8.00			
P	TRUCK PARKING	"NO OVERNIGHT PARKING"		30"x30"	6.25			
		TOTAL		42.25		26 SIGNS		
BUILDING SIGNS								
D	REAR FAÇADE OF BUILDING	READER BOARD		8'1"x5'1.5"	41.20	1155.99	15% OF FAÇADE	NO
E	FRONT FAÇADE OF BUILDING	READER BOARD		8'1"x5'1.5"	41.20	1155.99	15% OF FAÇADE	NO
Q	FRONT FAÇADE OF BUILDING	"S" BADGE	ILLUMINATED	3'8"x3'	11.00			
		TOTAL		93.40				
		SITE TOTAL		1,091.60				

**NO
OVERNIGHT
PARKING**

PARKING SIGN (30"x30")
SIGN DETAIL "P"
(NO SCALE)



WEIHE ENGINEERS
Land Surveying/Civil Engineering
Landscape Architecture
10505 N. College Avenue
Indianapolis, Indiana 46280
317.846.6611
800.1432.6408
317.843.0546 fax
weihe.net
ALLAN WEIHE P.E., LICENSED

REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
NO. 11308279
STEVEN SCOTT RUCKER P.E. 11300279

Speedway
Presented by
Speedway Engineering and Construction Dept.
Enon, OH 45323

SIGNAGE PLAN
NEW BUILD - STORE 100958
3877-3977 North Michigan Road
Shelbyville, IN
Shelby County

STORE OR BLDG NO. **100958**
PROJECT ID NO. **103200**
SCALE **1"=40'**

DESIGN TEAM DATE
DGNR. Weihe 11/20/2020
P.MGR. Jennifer High 11/20/2020
RVWR. Ryon Roosen 11/20/2020
DRWG. NO. **SS**

LOCATION: I:\1\2020\100958\100958.dwg
 DATE/TIME: January 05, 2021 11:35:39 AM
 PLOTTED BY: MCGIBBEN

811
Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 hours a day, 7 days a week
PER INDIANA STATE LAW IC 8-1-26
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

1. Within the BH – Business Highway zoning district, property owners are able to petition for Special Exception Use approval for a Pole Sign.
2. If approved a Special Exception Use, Pole Signs within 1,000 from the I-74 corridor are permitted to be up to 100 feet in height and 200 square feet in area.
3. The petitioner is requesting a variance to allow a total sign area of 498 square feet, rather than the 200 square feet prescribed by the UDO.

Development Standard Variance UDO 5.58(Q)(3)(c) – Sign Standards for Pole and Pylon Signs

The City of Shelbyville’s Unified Development Ordinance indicates that the Board of Zoning Appeals shall make findings of fact when deciding on a request for Special Exception. The decision criteria are as follows:

General Welfare: Explain why granting the request for a special exception will not be harmful to the public health, safety and general welfare of the City of Shelbyville.

The petitioner provided the following response to Findings of Fact #1: “The proposed hi-rise sign will not interfere with the public health, safety or general welfare as it is placed in an area to provide adequate identification and fueling decision for interstate travelers.”

The planning staff has determined that a special exception will not be harmful to the public health, safety and general welfare of the City of Shelbyville. The location and use of the sign do not pose any safety concern for the general public.

Finding #1 has been satisfied by the petitioner

Compatibility and Impact: Explain why the special exception will be in harmony with the adjacent uses and will not substantially have an adverse impact on the adjacent properties and property values.

The petitioner provided the following response to Findings of Fact #2: “The adjacent properties utilize similar signs in height and size to identify their property use.”

The planning staff has determined the special exception will be in harmony with the adjacent uses and will not have a substantially adverse impact on the adjacent properties and property values. The proposed location of the special use pole sign is in the Business Highway – BH district. This is the only district that allows pole signs. Given the proposed location of the sign and development site, adjacent to Interstate 74, there are several other pole signs in this area.

Finding #2 has been satisfied by the petitioner

Character: Explain why the special exception will not adversely alter the character of the zoning district.

The petitioner provided the following response to Findings of Fact #3: “The Business Highway zoning and general use in the area both commercial and entertainment rely on signage to attract potential customers to the area. This will be consistent with the surrounding properties identification.”

The planning staff has determined that the requested special exception use will not adversely alter the character of the zoning district. While the Indiana Department of Transportation provides the Specific Services Sign program (Logo Signs) which permits eligible businesses to place their logos on interstate panels that identify key services at designated interstate exits, this service doesn't specifically identify where within the interstate exit the business is located. Utilization of a pole sign in conjunction with the Specific Services Sign program, should provide adequate visibility to customers on I-74.

Finding #3 has been satisfied by the petitioner

Comprehensive Plan: Explain why the special exception is consistent with the intent of the zoning district and the goals of the comprehensive plan. Use statements and Future Land Use map from the Comprehensive Plan and Article 2 of the Unified Development Ordinance.

Applicant provided the following response to Finding of Fact #4 "Taller signs are considered in the Special Exception approval process to support interstate oriented businesses which are considered in the Comprehensive Plan and Unified Development Ordinance."

The planning staff has determined that the requested special exception use is consistent with the goals of the Comprehensive Plan and Article 2 of the Unified Development Ordinance. According to Article 2 in the Unified Development Ordinance, the Business Highway (BH) District is intended to provide areas for business that either services travelers or requires immediate access to high-volume streets for the delivery of goods and services. This district should be integrated into the community at its entrances and in centers along major transportation routes. Speedway is a business that services travelers along Interstate 74. In addition, the Comprehensive Plan's future land use map identifies this area as Gateway/Mixed Use.

Finding #4 has been satisfied by the petitioner

Finding of Fact #5 – Impact to Adjacent Area: The use and property value of the area adjacent to the subject property seeking a Special Exception will not be affected in a substantially adverse manner.

Applicant provided the following response to Finding of Fact #5 "The tall sign is placed as to benefit the interstate travelers and will not interfere with local traffic or adjacent properties use/value. It is consistent with taller signs located on the adjacent properties."

The planning staff has determined the use and property value of the area adjacent to the subject property will not be affected in a substantially adverse manner. The proposed location is surrounded by similar businesses that service travelers on Interstate 74 and have a similar lot size and architecture to the subject property.

Finding #5 has been satisfied by the petitioner

STAFF RECOMMENDATION: APPROVAL

DEVELOPMENT STANDARDS VARIANCE: BZA 2020-18: Speedway LLC, SE (Pole & Pylon Signs)

FINDINGS OF FACT BY THE SHELBYVILLE BOARD OF ZONING APPEALS

Staff Prepared

Motion: (I) would like to make a motion to approve the requested Special Exception to allow a pole sign in a BH – Business Highway, pursuant to the findings of fact presented in the planning staff’s report.

- 1. The proposed Special Exception Use **will not** be injurious to the public health, safety morals and general welfare of the community, pursuant to the planning staff’s report.
 The proposed Special Exception **will** be injurious to the public health, safety morals, and general welfare of the community, pursuant to the planning staff’s report.
- 2. The proposed Special Exception Use **is** in harmony with adjacent land use, pursuant to the planning staff’s report.
 The proposed Special Exception Use **is not** in harmony with adjacent land use, pursuant to the planning staff’s report.
- 3. The proposed Special Exception Use **will not** adversely alter the character of the zoning district, pursuant to the planning staff’s report.
 The proposed special Exception Use **will** adversely alter the character of the district, pursuant to the planning staff’s report.
- 4. The proposed special exception **is consistent** with the intent of the zoning district and goals objectives within the comprehensive plan, pursuant to the planning staff’s report.
 The special exception **is not consistent** with the intent of the zoning district and goals objectives within the comprehensive plan, pursuant to the planning staff’s report.
- 5. The use and property value of the area adjacent to the subject property seeking a special exception use **will not** be affected in a substantially adverse manner, pursuant to the planning staff’s report.
 The Use and property value of the area adjacent to the subject property seeking a special exception **will** be affected in a substantially adverse manner, pursuant to the planning staff’s report.

Additional conditions imposed by the Board of Zoning Appeals:

- 1.
- 2.
- 3.

Shelbyville Board of Zoning Appeals

By: _____

Chairperson / Presiding Officer

Attest: _____

Adam M. Rude, Secretary