

**HEARING OFFICER –Kelly Conference Room #155
November 5, 2025 @ 2:00 p.m. - Record of Meeting**

The Hearing Officer meeting was held on Wednesday, November 5, 2025 in the Kelly Conference Room #155 and on Zoom. Hearing Officer present: Ryan Robling

APPROVAL OF MINUTES:

July 30, 2025 and October 22, 2025

Robling made a motion to approve the minutes. Motion passes.

PETITIONS:

V-47-25 / ZR2025-10-0102

The Dimension Mill (John Fernandez)

617 N. Madison Street

Parcel(s): 53-05-33-200-013.002-005; 53-05-32-100-035.002-005

Request: Variance from Sign Standards for location and size for a tenant in the Mixed-Use Downtown – Showers Technology (MD-ST) zoning district. Case Manager: Jackie Scanlan

Jackie Scanlan, case manager, presented V-47-25. See meeting packet for more detail. The department recommends that the Hearing Officer adopt the proposed findings and approve V-47-25-25 with the following condition:

1. This approval allows one wall sign to a maximum of 50 square feet to be located in the red highlighted portion of the 3rd floor east-facing façade, as shown in the Petitioner's Statement Exhibit A. All other elements of the sign must meet UDO requirements or receive additional variances.

John Fernandez, petitioner, presented his request for a variance.

Robling asked if a sign package was contemplated; Scanlan stated there was not a sign package included in the original site plan.

Robling stated that Maker Way is not a thoroughfare which makes this a unique peculiarity.

Robling made a motion to adopt the *Proposed Findings of Fact* and approve V-47-25 with the condition listed in the staff report. Motion passes.

Meeting adjourned 2:18 P.M.