



SELLERSBURG BOARD OF ZONING APPEALS

AGENDA

September 21, 2026

Meeting starts at 6:00 p.m.

1. Call to Order
2. Agenda Amendments (if needed)
3. Approval of Minutes – August 17, 2026
4. New Business:

a: 2026-08-UV-02 Wayne Corolis, 285 Shirley Ave. Sellersburg, IN 47172 has filed a Use Variance to operate a low capacity 7 days a week pet daycare and overnight boarding facility at his home.

b. 2026-08-DV-11 Gwen Keen with Quik Trip Corporation 13500 Riverport Dr. Suite 175 Maryland Heights, MO 63043 has filed a Development Standard Variance for additional signage and pole signs at 1617 Payne Koehler Rd. Sellersburg, IN 47172

5. Old Business:
6. Communications:
7. BZA Business:
8. Reports:
 - a. Planning & Zoning
 - b. Legal Counsel
 - c. Committees
 - d. Consultant
9. Announcements
10. Adjourn

Submitted by:

Jeremy Corbett



Petitioner: Wayne A. Corolis | **Variance:** Special Use (10-Kennel Daycare)

1. Footprint & Residence (Area K)

- **Business Model:** 10-kennel doggie daycare footprint inside main facility.
- **Primary Residence:** Property remains petitioner's full-time primary home.
- **Intake Area:** Residential living room converted to secure reception airlock.

2. Driveway & Traffic Flow (Area A)

- **Drop-Off Loop:** Continuous one-way forward driveway layout.
- **Zero-Reversing:** Vehicles enter, drop off/pick up safely, and pull straight out.
- **Double-Door Exit:** Direct structural driveway exit prevents drop-off congestion.

3. Wooden Fence & Escape Prevention (Area B)

- **Privacy Fence:** New 6-foot wooden fence following red perimeter boundary line.
- **Visual Blackout:** Overlapping dog-ear pickets stop all outside visibility.
- **Escape Prevention:** 1-foot barrier of creek rock lines inside fence base to stop digging.
- **Visual Isolation:** Side boundaries lined with dense silver grass to block passing triggers.

4. Concrete Garage Slab & Parking (Area C & Area D)

- **Garage Slab (Area C):** New 20x30 concrete foundation slab with detached garage for storage.
- **Alley Parking (Area D):** Dedicated gravel driveway lane for off-street personal vehicle parking.
- **Aesthetic Preservation:** Keeps all personal vehicles completely hidden from public view.

5. Environment & Sanitation Controls

- **Waste Pickup:** Immediate physical cleanup and secure containerized disposal.
- **Runoff Prevention:** Daily deep-cleaning schedules for interior kennel channels.
- **Odor Elimination:** Specialized yard enzymes protect surrounding properties.

Signage for QuikTrip #7265 – Sellersburg, IN

Building

- CL60-F
- (2) IDB-20

Fuel Canopy

- (2) IDC-14

Freestanding Signs

- High Rise Sign TCHR12-ELSSP-CC
- Pole Sign PV-E3PGQ-CC-119-No Ethnl

Directional

- (3) TCD-14

24V Max LED

Sign Manufactured in Two (2) Equal Half Sections.

Fabricated Aluminum Wall Sign with Projected Aluminum Channel Letters
Internally Illuminated White LED Formed Evonik Cyro SG-7328 Face Panels

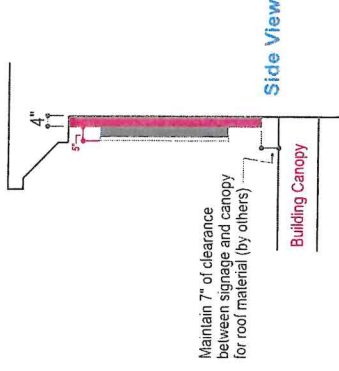
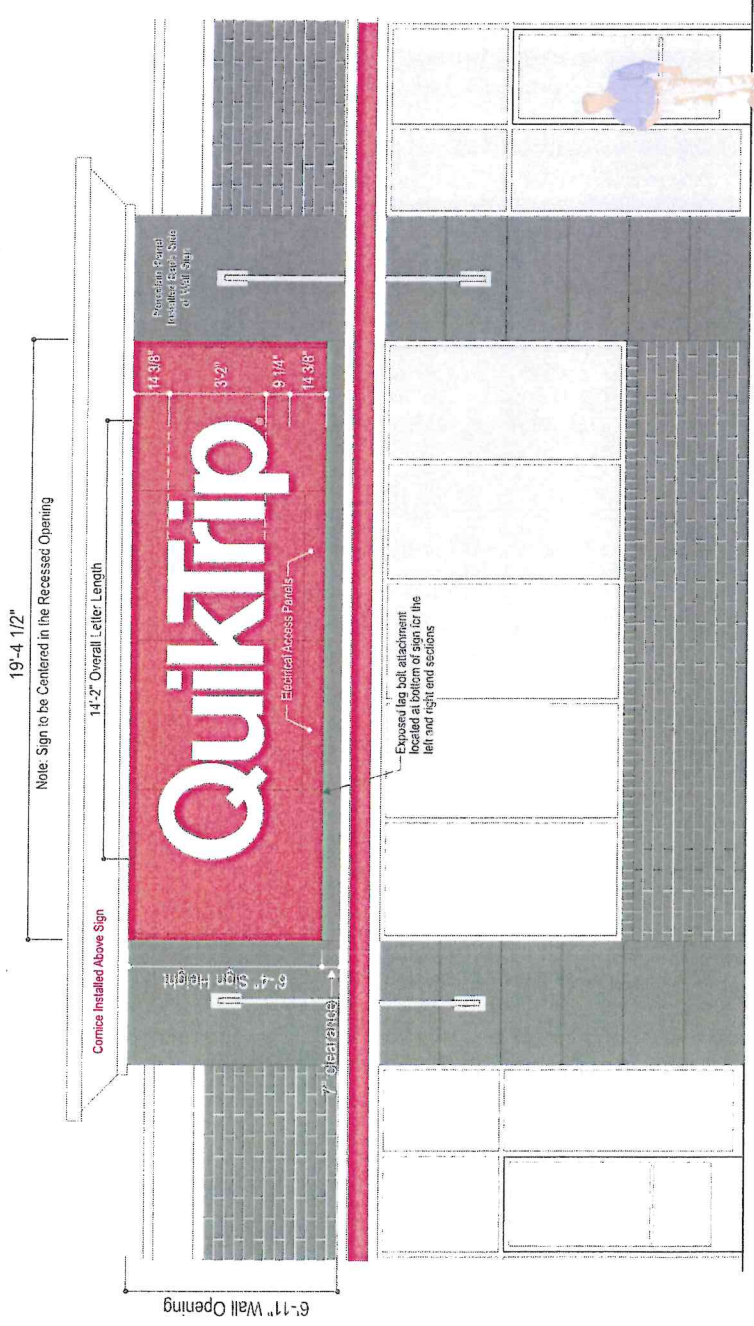
Gen III Sign Design

Raised Panel Design:

Two (2) Section Sign Frame with
Removable Break Formed
Aluminum Face Panels

Each of the Two (2) Sign Sections to be
installed to the Wall with final electrical
connection thru the provided access panels
located at the bottom center sign sections.

Top View



COLOR REFERENCE:
NOTE: AKZO NOBLE PAINT SPECIFIED FOR ALL PAINTED SURFACES

EMBOSSSED FACE PANELS: TRANSLUCENT WHITE
EVONIK CYRO SG-7328 NON-GLARE FINISH
QT RED: AKZO NOBLE PAINT MATCH 3N1 CARDINAL
RED TRANSLUCENT VINYL #5832-SL SATIN FINISH
LETTER RETURNS TO BE AKZO NOBLE PAINT MATCH TO BENJAMIN MOORE #2134-30 IRON MOUNTAIN

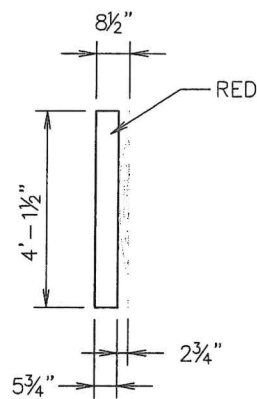
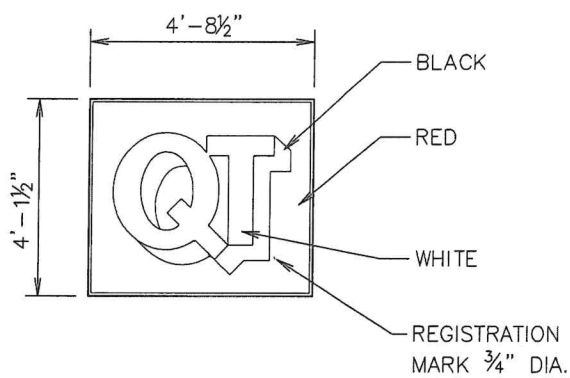
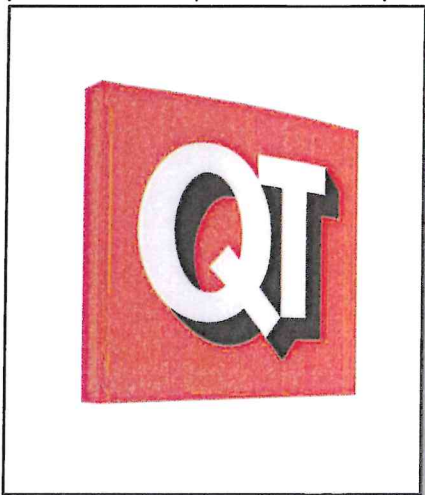
Front View - Sign Type G3S CL-60-F
Projected Channel Letters with White LED Illuminated Evonik Cyro SG-7328 Faces
Scale 1/4" = 1'-0"



Client Review Status		Declaration	Date / Description		Project Information	
☐ Approved ☐ Approved as Noted ☐ Approved as Resubmit		The Designer (D) - Studies and is the sign of QuikTrip Corporation and Allen Industries, Inc. The production company is not to be used in any other project without the written consent of the Designer.	11/27/17 Issue Date		Client QuikTrip Corporation - Gen III Exterior Sign Program	
Name			05/31/18 Revised for Face & Flush Ins.		File QT G3S-CL-60-F	
Title			02/27/18 Revised size		Sales Tom Allen	
			02/27/18 Corrected detail		Design CT	
			01/25/19 Various revisions		Pjt James Gentry	
			03/02/18 Added LED inputs			

1 2 3 4 5 6

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Building ID
IDB-20

NOTES	
DRAWN BY	
ISSUE DATE	11/07/12

SQUARE FOOTAGE	
TYPEFACE	12
INSIDE CAN	
ENTIRE SIGN	20

SPECIFICATIONS:

LOGO

Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, no embossment.

LOGO Cabinet

Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. Painted Akzo Noble, QT Red SIGN9141 Low Gloss.

SCALE:

1/4" = 1'-0"

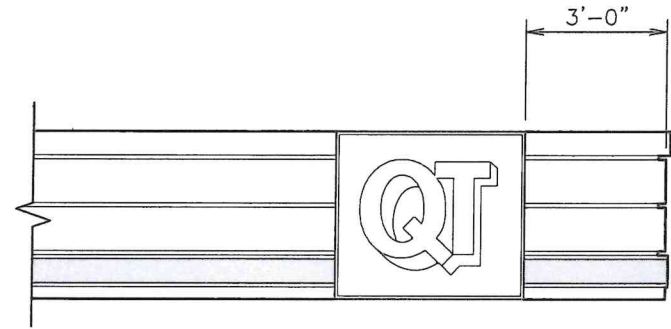
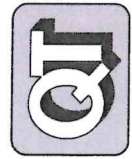
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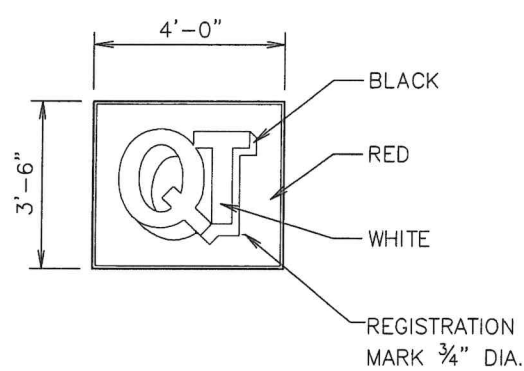
STORE NUMBER:



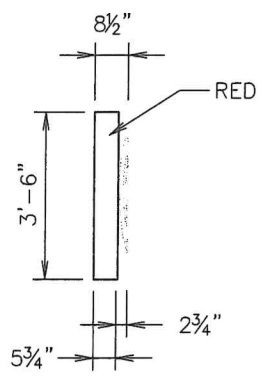
QuikTrip.
4195 S. IOWA E. Ave. - Tulsa, OK 74116-0000
 918.437.7000
 918.437.7000



CANOPY ELEVATION



FRONT ELEVATION



SIDE ELEVATION

Canopy ID
 IDC-14

NOTES	
DRAWN BY	
ISSUE DATE	11/07/12

SQUARE FOOTAGE	
TYPEFACE	7
INSIDE CAN	
ENTIRE SIGN	14

SPECIFICATIONS:

LOGO
 Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, no embossment.
LOGO Cabinet
 Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. Painted Akzo Noble, QT Red SIGN9141 Low Gloss.

SCALE:

1/4" = 1'-0"

SERIAL NUMBER:

IDC-14

STORE NUMBER:

7265 -TCHR12-ELSSP-CC High Rise Sign

- QT Logo
- Silver Fabricated Aluminum Divider
- Two (2) Product LED Gas Price Sign
- 229.4 Square Feet Sign Area

Notes:
1.) Engineering provided by QT.
2.) Steel supports provided by QT.



7265 -TCHR12-ELSSP-CC

Project Information

Client
QuikTrip
Location

Side's	Design	Project Manager
House	CT	James Gentry
Date / Description	Issue Date	Initial
12/16/19	Issue Date	Initial
01/10/20	Rev. 1	CT
02/14/20	Rev. 2	CT

Notes

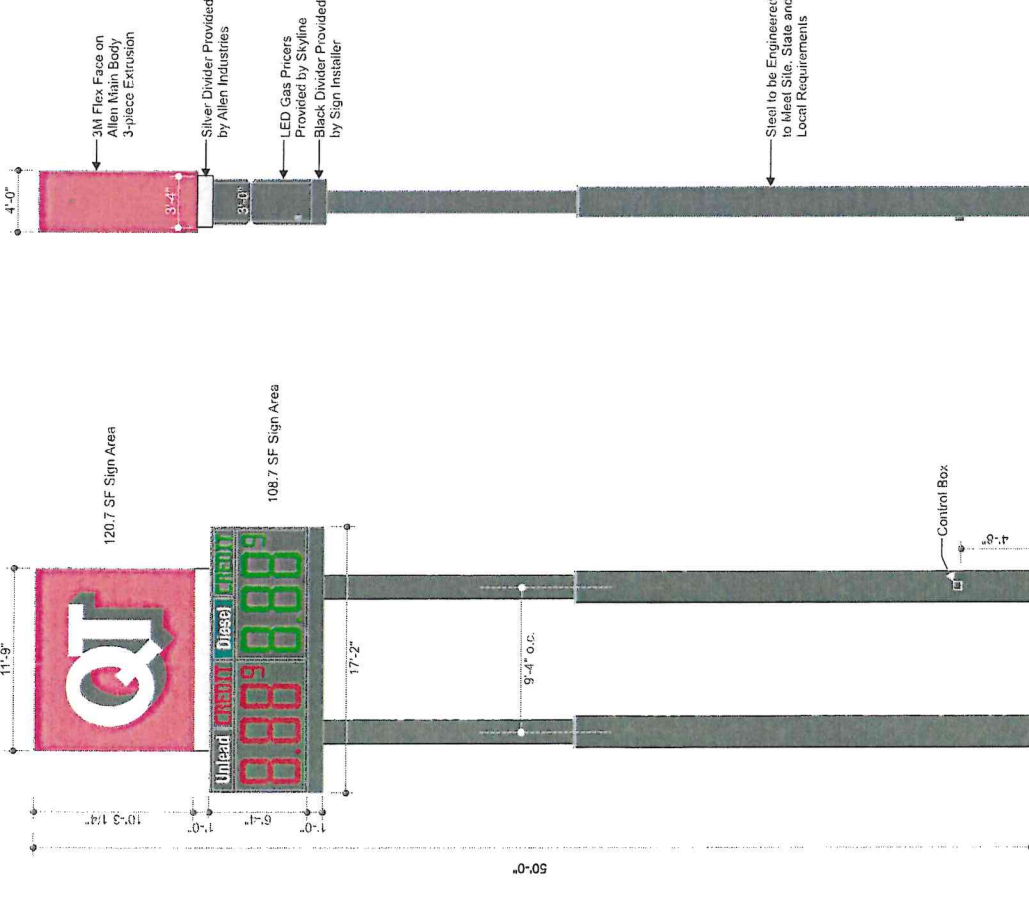
Store #

7265

Declaration

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Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 319C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT Specifications.
- Any visible fasteners are to be countersunk and have pointed heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.



PV-E3PGQ-CC-119 Vertical Pole Sign

- QT Logo
- Three (3) Product LED Gas Price Sign with Cash & Credit
- QT Kitchens
- Guaranteed Gasoline
- 113.45 Square Feet Sign Area

Notes:
1.) Engineering provided by QT.
2.) Steel supports provided by sign installer.



Item #QT-PV-E3PGQ-CC-119

Project Information

Client
QuikTrip
Location

Site
House
Design
CT
Project Manager
James Gentry
Date / Description
12/02/19 Issue Date
01/12/20 Rev. 1

Notes

Store

7265

Declaration

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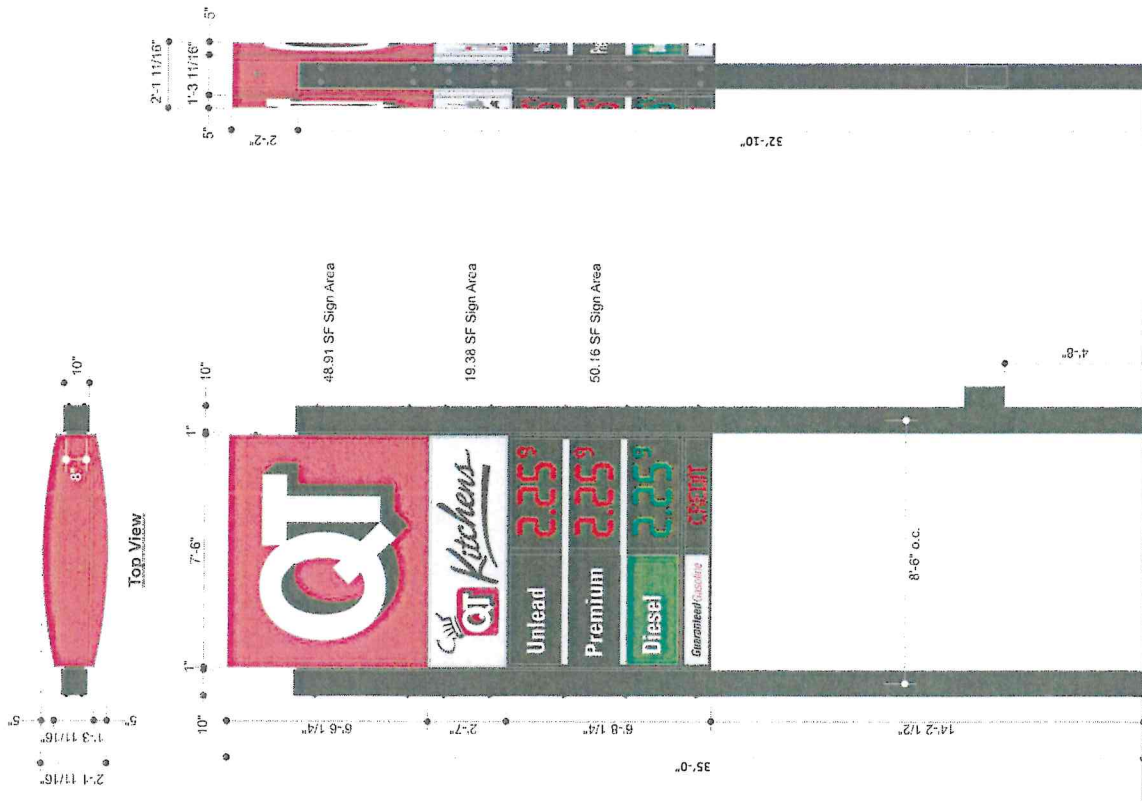
Color Specifications

All Paint Finishes to be Akzo Nobel

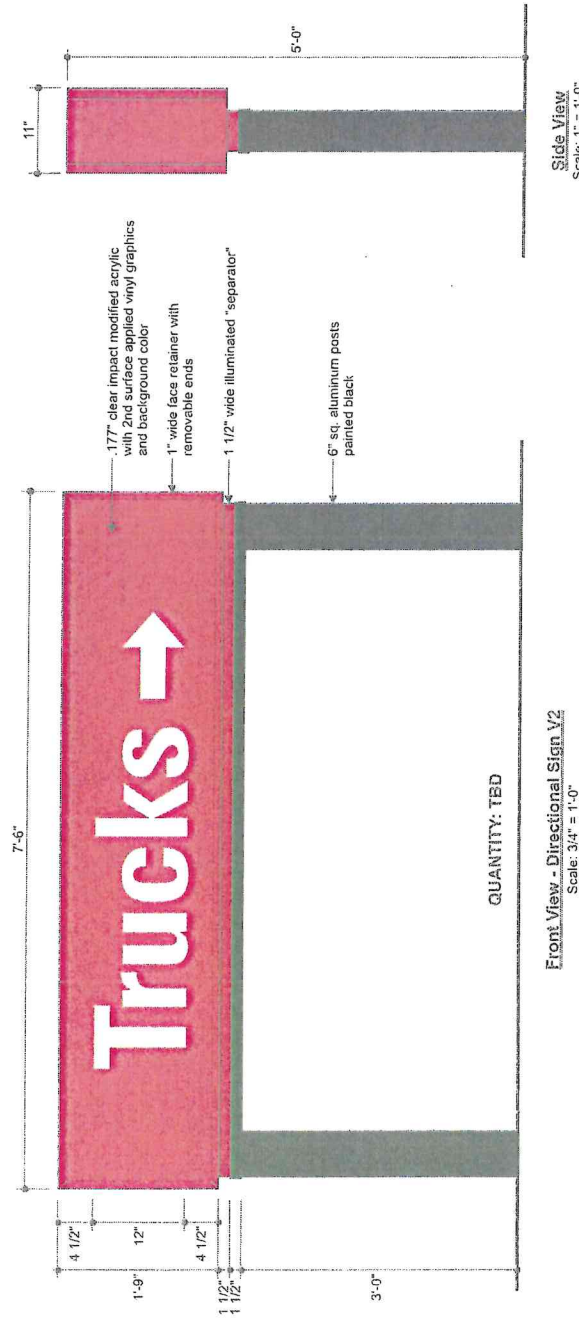
- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3532-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.



- Fabricated aluminum sign cabinet with aluminum posts
- Double sided, internally illuminated via LED modules
- Faces to be .177" clear impact modified acrylic with 2nd surface applied vinyl graphics
- Illuminated "separator" under cabinet
- 14 square feet sign area



Front View - Directional Sign V2
Scale: 3/4" = 1'-0"



All Paint Finishes to be Akzo Nobel

	Diffuser White 3M 3635-30
	Matte White (Interior of Sign)
	Match 3M Cardinal Red #3635
	Black Low Gloss

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