

Board of Zoning Appeals

Meeting Minutes

October 7, 2020

Held in-person and over Zoom Meeting App due to Covid-19 Restrictions

Call to order and Roll Call

Members Present: Grant Adams, Corey Karn, Brianne Schneckenberger, Dan Vail

Members Absent: Steve Duhamel

Others Present: Ryan Crum, Gregg Morelock, Jennifer Pack

Agenda Considerations

None

Approval of Minutes

Mr. Adams noted that the number of approvals for the Vail matter should be 3/0 because Mr. Vail was recused.

After review, Mr. Adams made a motion to approve the Minutes from the September 2, 2020 with the corrections mentioned. Ms. Schneckenberger seconded the motion. The motion carried 3/0. Cory Karn abstained

Old Business

None

New Business

BZA-20-012 The Sign Group's request for approval of a wall sign variance for Noble Roman's Craft Pizza & Pub

Tom Ely with The Sign Group presented the request for a variance. Mr. Ely is requesting a 36 s.f. sign be allowed on the east elevation. Because it is not a street frontage, a sign isn't allowed by code. Noble Roman's wants the sign because it would be visible from Broadway. While they do have a sign on the front, a sign on the east wall would help identify the business and aid in traffic flow. The requested sign is 30% of the allowable size if it were on a permitted frontage.

Staff report – Mr. Crum stated that Staff is in support of the variance request. Staff believes the size is appropriate for the location and that it will help the business be more visible to traffic on Broadway.

Board Discussion:

Mr. Morelock asked if the business would have a sign on the front and if the total signage would exceed 120 sf. According to Mr. Crum, Noble Roman's will have a sign on the front of the building, but the combined total of the two signs are under 120 sf. He stated that the sign on the front follows the sign standards.

Mr. Grant asked if the petitioners agreed to the conditions Staff presented. Mr. Ely said they are.

Conditions to Grant Variance

(1) The petitioner commits to not changing the color of the EIFS for their tenant space.

(2) The sign area for the proposed sign does not exceed 36 square feet

Ms. Schneckenberger made a motion that if the Variance is granted, they meet the conditions presented. Mr. Adams seconded the motion. The motion passed 4/0

There was no comment from the public.

Questions on the Variance Ballot

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

4/0

2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

4/0

3. Practical Difficulty: The strict application of the terms of this (Zoning) Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

4/0

Mr. Adams made a motion to approve the Variance request. Ms. Schneckenberger seconded the motion. The motion passed 4/0.

Announcements

None

Adjournment

There being no further business, the meeting was adjourned.