

Minutes

1. Call to Order.

The meeting was called to order by Chairman Charles Sedgwick at 6:15 p.m.

2. Roll Call

Members present included Chairman Charles Sedgwick, Richard Brazukas and Steve Winslow.

Staff present were Mike Brungardt, City Engineer and Linda Bohnsack, City Planner. City Attorney Patrick Reavey was available throughout the meeting via speaker phone.

The applicant was represented by Shea McLaughlin of CDL, the company responsible for installing the signs for Dollar General.

3. Agenda Items:

- A.** Consider a variance from Article 7 Signs of the De Soto Zoning Regulations concerning proposed signage for the Dollar General site. The variance is requested for a 1.4 acre site to be located at the intersection of Lexington and Penner Avenues in De Soto.

Mr. Sedgwick noted that the Board would need to consider several things in connection with the proposed variance including uniqueness of the site and the others listed within the staff report. Mr. McLaughlin explained that he had only just received a copy of the report and had not had time to review it completely, but would answer questions to the best of his ability.

Mr. Sedgwick then asked why this site was unique or different enough from other sites that it would require the amount and size of signage being requested.

Mr. McLaughlin explained that the Dollar General Company has a standard sign size that they use and since the building will effectively have two 'front' sides and is located on a curve they want to have their standard wall sign on both the north and west sides of the building.

Planner Bohnsack pointed out that the site is below street level and effectively hidden from view coming from the north. Coming from the south, there will be a large amount of landscaping and trees screening the southwest corner of the building due to the location of the dumpster area and the dock doors.

Discussion followed concerning the site's proximity to residential zoning, however it was generally agreed that the restriction to a maximum 50 sf for signage could be waived due to the circumstances of the site, namely that the railroad was between the site and any possible adjacent residential development to the east. Also, the adjacent area to the north

and south of the site will most likely be developed commercially and not with residential development.

Mr. Sedgwick was concerned that allowing larger signs in this case would set a precedent for future requests.

Mr. Winslow pointed out that while the site is a lower elevation, the sign on the north wall will be in direct sight line due to its high location on the wall when coming from the north. He noted that the requested signage is nearly 4 times the amount allowed by the zoning regulations. He pointed out that this was only a relocation of a current business in a small town, not a new business. He asked if the applicant would be willing to forego the proposed sign at the entrance to the site in exchange for the two wall signs.

Mr. McLaughlin stated that he did not have the authority to make that decision, but did offer the fact that the company does have a smaller standard wall sign that is about 3 feet x 27 feet (81sf).

Attorney Reavey pointed out that the BZA could approve a variance with conditions attached to the approval, and the applicant could decide later if they wish to accept the conditions or make their signs conform to the Zoning Regulations.

Mr. Winslow was reluctant to continue with the discussion and suggested that the Board table the application, giving the applicant time to review their submittal and possibly adjust the sign size or the number of signs for the site.

After discussion, Mr. Winslow made a motion to table the application until October 18th, 2011 at 6:00 PM. The motion was unanimously approved by voice vote.

Meeting scheduled for reconsideration of the application on October 18, 2011 at 6:00 pm. It will be held at City Hall.

4. Adjournment. Meeting adjourned at 6:37 pm.