

BOARD OF ADJUSTMENT MINUTES
May 12, 2022
Rolla City Hall

<u>Presiding:</u>	Chairperson Matt Crowell
<u>Members Present:</u>	Laura Stoll, Judy Jepsen
<u>Alternates Present:</u>	Jonathan Hines
<u>Members Not Present:</u>	None
<u>City Officials in Attendance:</u>	Tom Coots, City Planner, and Sarah West, Administrative Assistant
<u>Others in Attendance:</u>	Gwen Keen, Applicant

Chairperson **Matt Crowell** called the meeting to order at 5:30 P.M. He recognized the members who were present. **Crowell** swore in all present who intended to speak.

I. APPROVE MINUTES:

Crowell approved the minutes from the March 10, 2022 Board of Adjustment meeting as printed and distributed.

II. OLD BUSINESS:

- 1. ZV2021-04:** Variance to Section 42-244.4 (h) to allow a reduction in the front yard setback for a sign in the C-1, Neighborhood Commercial district. **TO BE POSTPONED TO JUNE 2, 2022 AT 5:30 AT REQUEST OF APPLICANT**

III. PUBLIC HEARING:

- 1. ZV2021-06:** Variance to Section 42-244.6 sub-section (3), to allow additional monument signs in the C-3, Highway Commercial district.

Tom Coots presents the staff report.

Crowell asks if the number of signs allowed was impacted by the size of the property. **Coots** states that the property size is not a factor for signs allowed, but the Code does say signs need to be 500 feet apart. The subject property isn't large enough to abide by that restriction.

Crowell opens the public hearing.

Gwen Keen, a representative from QuikTrip located at 2255 Bluestone, Saint Charles, MO, 63303, is the applicant. She confirms she was sworn in. She confirms that modifications could be made to the sign to meet Code regulations, but their hardship is from visibility, safety, and overall traffic circulation issues.

Keen presents a site plan for the Board. She mentions that one of the proposed signs is over 100 feet from the Right-of-Way and will be placed significantly lower than the curb of the intersection's Right-of-Way, and cannot be placed any closer. She expresses concern about

traffic circulation issues due to lack of visibility. **Keen** states that QuikTrip is at a competitive disadvantage since the adjacent property, Love's Truck Stop, has more visibility for their signs.

Crowell closes the public hearing and moves into Board deliberation.

Laura Stoll asks if there were any records of the Love's signage, and if their signs were granted from a variance. **Coots** states that records show a sign package was presented and a variance was approved. He also mentions that the sign code has changed since then.

1st Criterion: **Crowell** states the application does not mention any economic hardships, only safety and traffic issues. **Coots** states the applicant mentioned an economic hardship since signage visibility could impact business. **Jonathan Hines** states that, without the proper signage, QuikTrip could be negatively impacted economically along with major safety issues as potential customers are unsure where to turn. All Board members agreed the 1st criterion was met.

2nd Criterion: All Board members agreed the 2nd criterion was met.

3rd Criterion: All Board members agreed the 3rd criterion was met.

4th Criterion: All Board members agreed the 4th criterion was met.

5th Criterion: **Crowell** states that visibility is important, so he suggests against shrinking the sign. He calls the applicant up to speak again. **Keen** mentions that if the Board decides not to grant the variance, they would be taking a foot off the bottom of the sign, which would put it further down out of sight from the Right-of-Way. All Board members agreed the 5th criterion was met.

6th Criterion: **Crowell** states granting the variance would keep the consistency of the area, as well as resolve potential safety issues. All Board members agreed the 6th criterion was met.

Crowell asks if a condition could be made to strictly allow the signs to be directional. **Coots** stating that the signs are directional in the motion should suffice.

A motion was made by Laura Stoll, seconded by Judy Jepsen, to approve two exempt directional signs as requested. A roll call vote on the motion showed the following. Ayes: Crowell, Stoll, Jepsen and Hines. Nays: None. The motion passes unanimously.

Having no further business, the meeting was adjourned at 5:57 P.M.

Minutes prepared by **Sarah West**

NEXT MEETING:

Thursday, June 2, 2022