

BOARD OF ADJUSTMENT MINUTES
January 23, 2025
Rolla City Hall

<u>Presiding:</u>	Chairperson Matt Crowell (via zoom)
<u>Members Present:</u>	Matt Miller, John Meusch and Jacob Rohter
<u>Alternates Present:</u>	Jonathan Hines
<u>Members Not Present:</u>	None
<u>City Officials in Attendance:</u>	Tom Coots, City Planner, Dawn Bell, Community Development Director and Cindy Brown, Executive Assistant
<u>Others in Attendance:</u>	Doug Mugel and Aaron Windholz, McBride Homes (via zoom)

Chairperson **Matt Crowell** called the meeting to order at 5:32 P.M. He recognized the members who were present. **Crowell** swore in all present who intended to speak.

I. APPROVE MINUTES:

Review of the Minutes from the Board of Adjustment meeting held on November 2, 2023

A motion was made by Jonathan Hines, seconded by John Meusch to approve the minutes from the November 2, 2023 Board of Adjustment meeting as printed and distributed. Motion passed unanimously.

II. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:

1. Election of Chairman.

A motion was made by Jonathan Hines to nominate Matt Crowell. Motion passed unanimously.

2. Election of Vice-Chairman.

A motion was made by Jonathan Hines to nominate Matt Miller. Motion passed unanimously.

III. OLD BUSINESS:

NONE

IV. PUBLIC HEARING:

1. **VZ24-02:** Special Exception to permit an alternative arrangement for signage and/or Variance to Section 42.344 to allow additional signage area for property in the R-1, Suburban Residence District with a Planned Unit Development zoning overlay.

Crowell opens the public hearing.

Tom Coots read an email from Rolla citizen Vicki Gibbons. The email stated that she is concerned the signage would block the view of vehicles trying to pull out onto Highway 72. She is requesting that Rolla keep their current standards for signage.

Tom Coots presents the staff report.

Aaron Windholz, 17415 North Outer 40 Road Chesterfield, MO 63005, representing McBride Homes. Shares a presentation of the size and locations that McBride plans to place the signage.

Crowell opens public hearing for citizen comments.

Doug Mugel residing at 1872 Longview Lane Rolla, MO shares that he is against the banners. States the banners are tacky and obnoxious and does not see a critical need for the banners on Osage Drive.

Tom Coots presents the criteria for a special exception.

A conversation was had regarding sign illumination, height of signs and time limit.

Crowell closes the public hearing and moves into Board deliberation.

1st Criterion: A conversation was had regarding the time limit of signage, need for signage and height of banners. All board members agreed the 1st criterion was met.

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

3rd Criterion: A conversation was had regarding general welfare, time limit of signage and height of banners. All Board members agreed the 3rd criterion was met.

A motion was made by Jonathan Hines, seconded by Matt Miller to approve the Special Exception application request with conditions.

1. **Signage fronting on Osage Drive is limited to 10 feet in height; signage fronting on Hwy 72 is limited to 12 feet in height.**
2. **All signs, including sign faces and the structure, must be removed within 30 days of the closing of the last house lot in the development; or 8 years from the date of approval, whichever is sooner.**
3. **A sign permit must be submitted for review and be approved prior to erecting the signs.**
4. **Signs may not be located in the rights-of-way of Osage Drive and Hwy 72.**

5. Signs must be located on areas of the property which are owned by the applicant or platted common lots.

A roll call vote on the motion showed the following: Ayes: Crowell, Miller, Meusch, Rohter and Hines. Nays: None. The motion passes unanimously.

Having no further business, the meeting was adjourned at 6:31 P.M.
Minutes prepared by **Cindy Brown.**

NEXT MEETING:

Thursday February 20, 2025