

CITY OF SULPHUR SPRINGS
ZONING BOARD OF ADJUSTMENTS AND APPEALS
MEETING MINUTES
MARCH 16, 2021
5:30 P.M.

Present: Chairman Brad Burgin, Vice-Chairman Matt Johnson, Board Member Kevin Mohl, Board Member Twila Gill, Alternate Board Member James Litzler,

Staff: Tory Niewiadomski, Community Development Director, Jennifer Graham, Admin Asst., Community Development

Others: Faith Huffman, Todd Kleiboer, Kayla Price

OATH OF OFFICE ADMINISTERED TO TWILA GILL

CALL MEETING TO ORDER:

Chairman Brad Burgin called the Zoning Board of Adjustments and Appeals Meeting to order at 5:38 P.M.

DISCUSSION/ACTION ON ELECTION OF ZONING BOARD OF ADJUSTMENTS AND APPEALS CHAIRMAN.

Consider for approval the nomination of Chairman Brad Burgin as the Chairman of the Zoning Board of Adjustments and Appeals. Alternate Board Member James Litzler moved to approve the nomination. Board Member Kevin Mohl seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON ELECTION OF ZONING BOARD OF ADJUSTMENTS AND APPEALS VICE-CHAIRMAN.

Consider for approval the nomination of Vice-Chairman Matt Johnson as the Vice-Chairman of the Zoning Board of Adjustments and Appeals. Board Member Kevin Mohl moved to approve the nomination. Board Member James Litzler seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING MINUTES OF JANUARY 19, 2021.

Consider for approval the Zoning Board of Adjustments and Appeals meeting minutes of January 19, 2021. Alternate Board Member James Litzler moved to approve the meeting minutes. Vice-Chairman Matt Johnson seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A REQUEST BY MERCURY PROPERTIES, LLC FOR A VARIANCE TO THE SIGN ORDINANCE FOR PROPERTY LOCATED AT 301 GILMER & 312 S. DAVIS.

The applicant is seeking a variance to the Sign Ordinance as it relates to the height allowances to construct a detached multi-business sign.

Based on the location of the site, the sign ordinance permits the following for multiple business signs

- 45 square feet in size
- 5 foot setback from the right-of-way
- 8 foot height limitation

Mercury Properties is requesting to construct a detached multi-business sign that is 10 foot tall and 45 square feet in size. **The applicant would need a variance of 2 feet in height.**

It is the intention of the sign ordinance to establish regulations governing the display of signs and in part to achieve safety, communication and environmental quality and preservation.

The request is reasonable with the context of the site and surrounding signage in the area. The request will not further impact or overload the public's capacity to receive information by distracting and obstructing driver's vision or interfering with the communications efficiency, thus protecting the intent of the ordinance.

Vice-Chairman Matt Johnson made a motion on to approve variance request. Board Member Kevin Mohl seconded. Motion carried, all voting aye.

ADJOURN

With no further business the meeting was adjourned at 5:53 P.M.