

**Call to Order:** Chairman Brock called the Board of Zoning Adjustment Meeting to order at 6:00pm. An attendance sheet was available for visitors.

**Invocation:** Chairman Brock

**Pledge of Allegiance:** Chairman Brock

**Roll Call:** Board Members present: James Walker, Chase Henrichs, Michael Phillips, Tony Kaczoroski, Brian Clark, Darrin Brock and Frank Mocivnik. We had quorum.

**Approval of Minutes:**

**Motion to approve Minutes of February 28, 2022 as written.**

**Motion: James Walker**

**Second: Tony Kaczoroski**

**Vote Aye: Walker, Kaczoroski, Brock, Henrichs, Phillips, Clark, Mocivnik**

**Vote Nay: None**

**Motion to approve Minutes of February 28, 2022 as written were approved.**

**Old Business:** None.

**New Business:**

**RHEINGANS – SIGN VARIANCE – 405 S. BLOOMINGTON ST.**

Joe Rheingans requested a variance to build a sign on his property at 405 S. Bloomington St. Currently the Sign Ordinance provides for a 75 square foot sign. He could erect one monument sign with the tenants sharing the available 75 square foot sign. He may have 14 or more tenants and each tenant would have about 6 square feet of sign (a small 2 foot by 3-foot sign). With traffic speeds of 45 miles per hour, this size sign would never be readable. He asked for a 28-foot wide monument that would have 644 square feet of sign including the columns on each side. It would consist of 12 3 foot by 9-foot sign panels (27 square feet) and one 6 foot by 6-foot panel. He needed a variance where the sign is presently located 15 feet from street edge (setback), height of 28' by 23 feet.

After discussing this request, the commissioners asked if he could accept a monument sign 28 feet and not exceeding 19 feet width. Joe agreed. Staff asked that the condition to have electric company sign off on height of sign be added.

**Public Hearing: Open: 6:11pm Close: 6:12pm**

**Motion to approve a variance for a monument sign in place of pole sign, 28' x 19' and to have electric company sign off on height of sign.**

**Motion: James Walker**

**Second: Chase Heinrichs**

**Vote Aye: Brock, Kaczoroski, Walker, Phillips, Mocivnik**

**Vote Nay: Heinrichs, Clark**

**Motion to approve a variance for a monument sign in place of pole sign, 28' x 19' and to have electric company sign off on height of sign is approved.**

**RHEINGANS – ACCESSORY BUILDING VARIANCE – 405 BLOOMINGTON ST.**

Joe Rheingans asked to have six accessory buildings of uniform size and same in material and color. The shade structures over pads would give customers opportunity to eat in comfort.

**Public Hearing: Open: 6:30pm Close: 6:32pm**

Wendy Rheingans agreed that the new shade structures would make the food trucks more appealing to customers who like to eat on sight of the food trucks.

Letters of support for Rheingans – Accessory Building Variance – included with minutes.

**Motion to approve Rheingans – Accessory Building Variance making sure the six accessory buildings were of uniform size and same in material and color.**

**Motion: Michael Phillips**

**Second: Chase Henrichs**

**Vote Aye: Kaczoroski, Walker, Clark, Phillips, Brock, Henrichs, Mocivnik**

**Vote Nay: None**

**Motion to approve Rheingans – Accessory Building Variance making sure the six accessory buildings were of uniform size and same in material and color approved.**

**RHEINGANS – SETBACK VARIANCE – 405 S. BLOOMINGTON ST.**

Joe Rheingans asked for a variance from the distance requirements of the proposed sign for this property. He wanted the edge of the sign to be 24 feet from the edge of the pavement on Highway 71B. The setback is currently 15' from the edge of the curb, street or sidewalk, whichever is greater.

Commissioners required a setback of 2' from edge of sidewalk or 24' from edge of pavement on Highway 71B.

**Motion to require Rheingans - Setback Variance of 2' from edge of sidewalk or 24' from edge of pavement on Highway 71B.**

**Motion: Brian Clark**

**Second: James Walker**

**Vote Aye: Kaczoroski, Henrichs, Brock, Mocivnik, Walker, Phillips, Clark**

**Vote Nay: None**

**Motion to require Rheingans – Setback Variance of 2' from edge of sidewalk or 24' from edge of pavement on Highway 71B..**

**Ruling of Staff Decisions and Clarification: None.**

**Adjourn:** Motion to adjourn made by James Walker; second by Michael Phillips. All were in favor. Meeting adjourned at 6:36pm.

ATTEST:

APPROVED:

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Elizabeth Estes, City Clerk

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Darrin Brock, Chairman