



**MINUTES
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENT
REGULAR MEETING
CITY HALL
FEBRUARY 11, 2025
6:00 PM**

1. Call to Order

The meeting was called to order at 6:00 PM by April McLaughlin.

A. Roll Call

Board Members Present: Michelle Hart, April McLaughlin, Charles Hotchkiss, Bryan Wooten, Obie Carl, Angela Kramer

Also in attendance were Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Minutes from the Tuesday, January 14, 2025

Bryan Wooten made a motion to approve the minutes. Charles Hotchkiss seconded. With no additions or corrections, the minutes from the January 14, 2025, meeting were unanimously accepted.

The minutes from the December 10, 2024, meeting were not included in this packet. They will be added to the next scheduled meeting.

3. Agenda Items

A. Selection of Chair and Vice-Chair

Charles Hotchkiss made a motion to nominate April McLaughlin as Chair. Mrs. McLaughlin declined the nomination.

Obie Carl nominated Bryan Wooten as Chair. Charles Hotchkiss seconded. The nomination passed unanimously.

Michelle Hart nominated Obie Carl as Vice-Chair. April McLaughlin seconded. The nomination passed unanimously.

B. Appl. #VAR-24-013--VARIANCE to Chapter 435, the Maximum Sign Area and Height Allowed Under Section 435.080.A.8, Entrance/Exit Sign, on Property Located at 1801 W. Vine Street - PUBLIC HEARING

Director Stanton presented the Staff Report. The applicant is seeking variances to the maximum sign area and height allowed under Section 435.080.A.8. More specifically, the applicant is proposing two directional signs, one at each drive entrance, each are proposed at 32 inches by 48 inches, or 10.67 square feet, and each are proposed at 5 feet above grade to the top of the sign. In March of 1963, the Board of Aldermen annexed this property. Staff suspects that this may have been the ordinance establishing the zoning as Industrial and in 1978, new zoning districts established creating its current day zoning of Light Industrial (M-1) District. The Cass County Assessor's website indicates that the existing buildings were constructed in 1985. February 20, 2024, the Board of Aldermen approved a Preliminary Plat for the iFIL Expansion.

Director Stanton said that the property is zoned Light Industrial (M-1) District. The growth and expansion have prompted the applicants need for the variances. Section 405.080.A.8 allows for these types of signs at the driveway entrances, but subpart "c" states "Each sign shall not exceed six (6) square feet in Sign Face Area nor be more than two and one-half (2 1/2) feet in height". The applicant is seeking two sign variances. One variance for the area of 4.67 square feet for each entrance sign and the second variance for height, a variance of 2 1/2 feet to allow for a total sign height of 5 feet from grade to the top of both entrance signs.

Under Analysis, part B, the standards which the Board shall consider are discussed. The first standard asks whether the physical surroundings, shape, and topographical conditions of the property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out. The applicant could meet the Code, but the effectiveness of the signage to direct traffic would be impacted and could affect congestion around and within the site as the applicant's letter states and Staff agrees. The second standard asks whether the conditions upon which the requested variances are based would not be applicable generally to other property withing the same zoning classification. The requested variances apply specifically to this property due to the various users including employees, visitor, delivery trucks, and drivers for shipping in and out on a regular basis and the layout of the site. The third standard asks if the alleged difficulty or hardship has been created by any person having an interest in the property at any time after the effective date of the Chapter. The effective date of this Chapter was in 1991. The alleged difficulty or hardship is being caused by the various users of the site and the need to provide adequate directional signage to alleviate traffic congestion around and within the site due to growth. The fourth standard asks whether the granting of the requested variances will not be detrimental to the public welfare in the neighborhood in which the property is located. Staff finds that the granting of the requested variances will not result in a detriment to the public welfare in the area. The variances would allow the property owner to have taller and somewhat larger directional signage than Code will allow by right. The fifth standard asks whether the proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood. Staff finds that in this particular instance, the proposed variances will not impair an adequate supply of light or air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety nor are the taller and somewhat larger

signs likely to substantially diminish or impair property values within the neighborhood. Director Stanton added that the proposed signs are not in the site triangle. However, they are in the Right-of-Way and an agreement has been made for their placement with the Public Works Director.

Staff recommends approval of the requested variances.

With no questions or comments from the Public, the Public Hearing was closed at 6:09 PM.

C. Appl. #VAR-24-013--VARIANCE to Chapter 435, the Maximum Sign Area and Height Allowed Under Section 435.080.A.8, Entrance/Exit Sign, on Property Located at 1801 W. Vine Street - CONSIDERATION

The variance request has met all the criteria. The variance was approved.

4. Discussion Items

There were no discussion items.

5. Adjourn

With nothing further to come before the Board, Charles Hotchkiss made a motion to adjourn. Bryan Wooten seconded. The meeting was adjourned at 6:13 PM.

Respectfully Submitted,
Jamie Martin, Recording Secretary