

MINUTES
ZONING BOARD OF ADJUSTMENT
SEPTEMBER 3, 2013
5:30 P.M.
CITY HALL COUNCIL CHAMBERS

Present: Allen Harvey, Rochelle Conway, Jim Edgmond, and Jane Reischauer.

Excused: Larry Wolf.

Staff Present: Andrew Fangman, City Planner
Stephanie Oien, Office Coordinator, Community Development

Chairperson Harvey called the meeting to order at 5:30 p.m.

Minutes: Edgmond motioned to approve the minutes from the August 6, 2013, meeting; seconded by Conway. All present voted aye. Motion carried.

Appeal Case No. 911, filed by Stephen Sutter with Landmark Irrigation, Inc., to install outdoor signage at 5112 Highway 61 South, former Green Thumbers property. Steve Sutter of 30989 Old Highway 61, Taylor, MO., was present to discuss his request. Mr. Sutter explained that they hadn't decided the placement or the amount of signage determined at the previous Zoning Board of Adjustment meeting that they attended. He indicated that the proposed sign will be located very close to the existing foundation from the former Green Thumbers. The proposed sign is 6'x9' and will meet all of the necessary setbacks and clearances. Harvey gave examples of signs along the corridor. He stated that the proposed sign would not be visually bad. Edgmond motioned to approve the request as submitted; seconded by Reischauer. All present voted aye. Motion carried.

Appeal Case No. 912, filed by Bob Weatherman of 408 Chestnut Street, to erect a 50-foot Rohn tower at his residence. Bob Weatherman, 408 Chestnut Street, was present to discuss his request. Mr. Weatherman stated that he needed to be above the obstacles around him to get the best reception possible. He indicated that his neighbor had a 50-foot tall tree and his own house was 30 feet tall. He explained that he did not want to mount the tower directly to his new roof. The tower is currently installed to 30 feet, which meets City Code requirements. He would like to install the additional 15 feet of tower. Harvey asked what the total height above the ground would be. Weatherman responded 47 feet. Edgmond asked what the top of the tower would look like. Weatherman replied that the three pipes merge in at the top. He added that the based is encased in concrete 4 feet deep and has a wall mount at 28 feet. According to the manufacturer this configuration would withstand 90 mph wind. Harvey questioned what the antenna was and its height. Weatherman stated it was a M5B Crush Craft directional antenna and will extend 3 feet above the tower. The antenna will rotate. Edgmond asked what side of the house the tower would be placed. Weatherman indicated it is on the south side, opposite the alley. Reischauer asked if the yard was fenced. She voiced concerns about the attractive nature of the tower to children. Weatherman replied there was a fence in the rear and bushes out front. He added that he thought installing a fence around the tower was a good idea and one he would look into. Conway motioned to approve the request with the condition that a fence is erected around the tower; seconded by Reischauer. The motion passed on a vote of 3-1 with Edgmond the lone dissenting vote.

Appeal Case No. 913, filed by Michael Tutor, to replace the commercial downstairs with residential apartments at 421-425 Mulberry Avenue. The appellant was not present and did not have a representative present. The Board took no action on the request.

Adjourned.

Respectfully Submitted,

ATTEST:

Steve Boka, Secretary
Director of Community Development

Allen Harvey
Chairperson