

City of Mascoutah

*#3 West Main
Mascoutah, Illinois 62258
(618) 566-2964*



ZBA MINUTES 9/27/17

Present:

Assistant City Manager Mike Bolt, ZBA Chairman Don Taylor, ZBA Member Bob Scott, ZBA Member James Kuehn, ZBA Member Harry Friederich, ZBA Member Dean Smith, ZBA Member Charles Jefferson, and ZBA Member Alison Gauch.

Others Present:

Variance applicant Sue DeMond of DeMond Signs, Citizen Larry Merriman, & Councilmen Paul Schorr.

Chairman Taylor called the meeting to order at 7:00pm.

Roll Call – All members present.

No need to amend the agenda.

Minutes from previous ZBA meeting approved. Kuehn made motion, seconded by Smith.

Discussion began regarding this ZBA Case, and Legacy Place Monument Sign, and Sign Setback. Code states 8 feet high. This Sign would be 14 feet in height. Chairman Taylor described how Legacy Place would be at the top of sign, and then 2 open spots underneath for the 2 future businesses. Bolt stated this is the reason for this variance application and ZBA Meeting.

Sue DeMond stated how this will be very attractive sign, and the owner Ploucher wishes to have only one sign, and not multiple. Jefferson asked her to introduce herself. DeMond stated I am Sue DeMond with DeMond Signs.

All Board members then started analyzing map and pictures, and property lines. There was some discussion. Kuehn inquired to the 3 parcels and the ownership group. Bolt mentioned Kunkel and Ploucher are part of that group.

Citizen Merriman stated there may be multiple signs in the future from the 2 future businesses. Gauch and Merriman discussed how Dollar General and Farmer's Merchants appear to be right up against their property lines. DeMond mentioned this Developer is into being conservative, and she has done other signs for them, and they are all very nice and classy. Merriman mentioned this would be the biggest Legacy Sign they have, in relation to their other locations.

Taylor & Gauch then discussed 55 foot and 110 foot IDOT Right of Ways.

Bolt then stated staff's main concern is line of sight and vehicular traffic entering and exiting. He said this sign would be west of the ditch, and the stop sign would be east by ditch, or close to Route 4, and would not be an impediment to traffic.

Taylor and all Board Members then discussed setbacks, center of Route 4, City Utilities, and the new Legacy roads and sidewalks.

Kuehn and Gauch then discussed 2 future property owners, and the possibility of them building separate monument signs. There was further discussion with Merriman, Taylor, Smith and Bolt.

Smith inquired what exactly the adjacent property owners received in the mail. Bolt stated the standard copy of the legal public notice discussing ZBA Agenda, but not the full packet/application that the Board Members received. Bolt stated this is standard protocol.

Smith and Merriman discussed further. Smith stated if he was a business owner coming into new buildings, he would want to be on this main sign underneath Legacy.

Scott asked DeMond if these signs are removable at the bottom and can be changed in the future. DeMond said yes.

DeMond asked if the Board could approve with conditions that future owners cannot erect monument signs. Bolt stated he doubted it, but would need to consult with the City Attorney.

Bolt inquired to what the cost of this sign would be. DeMond stated \$9000, but the masonry was separate, so all in should be about \$20,000. Jefferson asked if it was a lighted sign. DeMond stated no, but there is electric nearby.

Board members discussed how far off the road this sign would be. They were agreement that it would be about 43 feet off western edge of pavement of Route 4. Smith said that should be ample.

Gauch and Smith asked what IDOT had to say about this. Bolt stated line of site, site triangle, and the IDS (Intersection Design Study), have been approved by IDOT. Bolt then mentioned the City's Engineer also agreed that this sign will not be an impediment to traffic, and this is a large Right of Way.

Bolt asked DeMond about lead time and duration regarding this project. DeMond stated everyone is ready to go, but they are waiting on Board decision before they start fabrication. DeMond said it takes about a month to manufacture sign.

Kuehn then discussed 10 foot, 15 foot, and 25 foot setbacks. Bolt then discussed his desire to make sure this sign is more than several feet off the sidewalk. Smith agreed. All Board members analyzed mapping and agreed it would not be right up against sidewalk. Taylor said sign wouldn't be anywhere near the sidewalk. Drainage easements and City Utilities were further discussed. Bolt mentioned to DeMond to make sure she does not build sign on top of water and sewer lines. DeMond agreed.

20 foot poles signs in the Code were discussed. Smith stated this monument sign would be better looking than a pole sign in his opinion.

Smith made a motion to approve this variance request application for Legacy Place as presented. Gauch seconded.

Roll Call, Gauch Yes, Smith Yes, Jefferson Abstain, Friederich Yes, Kuehn Yes, Scott Yes, Taylor Yes.

6 Yes's, 0 No's, 1 abstain.

DeMond thanked everyone.

Kuehn made a motion to adjourn, Smith seconded. All were in favor. Meeting adjourned at 7:57pm.