

MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
October 4, 2018

MEMBERS PRESENT: Erik Braun, Karen Bulman, Racheal Caesar, Mike Gollither, John Herr, Galen Hoogestraat, Eric Ottenbacher, Justin Vangraefschepe and Vince Vidal. John Salamun, Council Liaison was also present.

MEMBERS ABSENT: Curt Huus, Mike Quasney,

STAFF PRESENT: Vicki Fisher, John Green, Patsy Horton, Todd Peckosh, Ted Johnson, Carla Cushman and Andrea Wolff.

Braun called the meeting to order at 7:00 a.m.

1. Approval of September 6, 2018 Zoning Board of Adjustment Meeting Minutes.

Bulman moved, Caesar seconded and the Zoning Board of Adjustment unanimously carried to approve the September 6, 2019 Zoning Board of Adjustment Minutes. (9 to 0 with Braun, Bulman, Caesar, Gollither, Herr, Hoogestraat, Ottenbacher, Vangraefschepe and Vidal voting yes and none voting no)

2. No. 18VA009 - Original Town of Rapid City

A request by Jarred Carda, for Co-op Architecture to consider an application for a **Variance to allow 18 square feet of pedestrian oriented signage in lieu of a maximum of 8 square feet** for Lot 17 thru 18 (also Section 2, T1N, R7E) of Block 72 of Original Town of Rapid City, located in Section 35, T12, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 830 Main Street.

Fisher presented the application and reviewed the associated slides. Fisher explained that a pedestrian sign is mounted perpendicular to the building to which it is attached, thus extending out over the pedestrian or right-of-way. Fisher noted that the front portion of the property is located in the Downtown Historic District and has received Historic Preservation Committee approval but that the section of the building where the proposed sign is located is outside of the District itself and does not require Historic Preservation Committee approval. Fisher acknowledged the applicant's desire to use the already existing sign, but since it does not meet the Sign Code criteria and there is the option to install as a flush mount sign, staff recommends that the Variance to allow 18 square feet of pedestrian oriented signage in lieu of a maximum of 8 square feet.

Jared Cards, 810 Main Street, architect for the project, stated that they believe the sign size will help in identifying the business location. Carda indicated that since the property is located at the end of the block of a one-way street, the sign size would enable people to identify the business earlier and avoid by-passing the actual location.

Diana Saathoff, Executive Director of the Mount Rushmore Society, stated that the sign is to help acclimate people to the new use of the building and to improve the ease of locating the building from a distance to avoid people missing the building.

In response to a question from Caesar regarding the sign's dimensions, Jared stated the sign is 4 feet by 4.5 feet making it overall 18 square feet of signage.

Bulman discussed the reasons she believed the variance should be denied including that the sign could still be used if flush mounted and that the public will learn the location in time eliminating the need for such a large perpendicular sign.

Hoogestraat also stated that he feels the sign could be flush-mounted to the building regardless of size and still serve its purpose so he cannot support the Variance request.

Bulman moved, Vidal seconded and the Zoning Board of Adjustment unanimously carried to Deny the Variance to allow 18 square feet of pedestrian oriented signage in lieu of a maximum of 8 square feet based on Criteria #2 that no special circumstances or conditions exist that do not apply in the District. (9 to 0 with Braun, Bulman, Caesar, Gollither, Herr, Hoogestraat, Ottenbacher, Vangraefschep and Vidal voting yes and none voting no)

3 Discussion Items
None

4. Staff Items
None

5. Zoning Board of Adjustment Items
None

There being no further business, Caesar moved, Bulman seconded and unanimously carried to adjourn the meeting at 7:143a.m. (9 to 0 with Braun, Bulman, Caesar, Gollither, Herr, Hoogestraat, Ottenbacher, Vangraefschep and Vidal voting yes and none voting no)