

CITY OF BONDURANT
Board of Adjustment Meeting

December 10, 2013

Meeting 13-06

A regular meeting of the City of Bondurant Board of Adjustment was held in City Hall at the Bondurant City Center on the 10th day of December 2013, at 5:00 p.m.

Present: Board Chair Leo Kolo
 Board Member Greg Hanson
 Board Member Dave McGrath
 Board Member Brian Wells
 City Administrator Mark Arentsen
 Deputy City Clerk Michelle Wells

Absent: Board Member Kris Klinker

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the United States Post Office on December 04, 2013. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Board Chair Kolo called the meeting to order at 5:00 p.m. Roll call was taken and a quorum was declared.

Motion made by Board Member Wells, seconded by Board Member McGrath, to approve the agenda, as presented. Roll call: Ayes: 4. Nays: 0. Motion carried.

Motion made by Board Member Wells, seconded by Board Member Hanson, to approve the minutes of November 12, 2013. Roll Call: Ayes: 4. Nays: 0. Motion carried.

Board Chair Kolo announced the next agenda item was a **PUBLIC HEARING** to consider a request for a variance to the stipulation that a double face "flag mount" or "projecting" building sign (not single face building sign) be allowed to extend over the 12" limit at 114 Brick Street, Southeast, Bondurant, Polk County, Iowa (Brick Street Market and Cafe).

Bill Capaldo, Champion Signs and Displays, Polk City, Iowa, is working with Brian and Mary Lohse to provide signage for their new store on Brick Street. While going over the City's sign code the single face only allows for a 12" projection on buildings. The sign

requested for the building is a "flag mount" or "projecting" sign that will extend more than 12" from the building and is a double faced, illuminated sign. The sign will be mounted over a drive-thru window. Artist renderings were previously provided to the Board Members showing the placement of the sign.

Board Member McGrath said the sign is very attractive. Everyone agreed.

Deb Baker, 1009 / 1011 Grant Street, South, Bondurant, Iowa, said she and her renter will be able to see the sign lit up at night outside of their bedroom windows. While she wants the business to succeed, feels it isn't appropriate for a residential area. She said McDonald's has unlit signs over their drive-thru windows and asked the reasoning for this type of sign? She is opposed to the sign being lit up.

Brian Lohse, representing Brick Street Market and Cafe said the hours of operation will be 7:00 a.m., to 10:00 p.m., and the light will be turned off soon after closing. The hours may be changed to open earlier because the primary purpose for the drive-thru is to sell coffee to people on their way to work. The parking lights will be on and off at the same time. The main reason for this type of sign is the cafe will be a 50's diner theme and the sign goes along with that area of the store.

Board Chair Kolo said the parking lot signs are going to be much brighter than the sign.

Mr. Calpado said the lit portion of the sign will be the border and the letters. The black portion of the sign is not illuminated.

Mr. Lohse said the functioning aspect of the sign is to attract people driving on Highway 65.

Board Member Wells said a sign that size, installed flat against the building, would be much brighter than the sign in question and wouldn't need a variance.

Board Member McGrath commented that the reason a variance is granted is to ease a hardship and feels the hardship in this request would be lack of information and marketing, which is absolutely essential for this company.

Motion made by Board Member Wells, seconded by Board Member Hanson, to grant a variance for a double face "flag mount" or "projecting" building sign (not single face building sign) be allowed to extend over the 12" limit at 114 Brick Street, Southeast, Bondurant, Polk County, Iowa (Brick Street Market and Cafe. Roll Call: Wells-Yes, Hanson-Yes, McGrath-Yes, Kolo-Yes. Motion carried.

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Motion made by Board Member Hanson, seconded by Board Member Wells, to adjourn said meeting. Roll Call: Ayes: 4. Nays: 0. Motion carried. Board Chair Kolo declared the meeting adjourned at 5:20 p.m.

Michelle Wells, Deputy City Clerk

ATTEST:

Leo Kolo, Board Chair