

MINUTES OF THE  
RAPID CITY ZONING BOARD OF ADJUSTMENT  
February 25, 2016

MEMBERS PRESENT: John Brewer, Karen Bulman, Galen Hoogestraat, Mark Jobman, Linda Marchand, Steve Rolinger, Kim Schmidt, Andrew Scull and Jan Swank. Amanda Scott, Council Liaison was not present.

MEMBERS ABSENT: Erik Braun, Kay Rippentrop

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Robert Laroco, Kip Harrington, Patsy Horton, Tim Behlings, Ted Johnson, Carla Cushman and Andrea Wolff.

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

1. Approval of the February 4, 2016 Zoning Board of Adjustment Meeting Minutes.

**Rolinger moved, Marchand seconded and unanimously carried to approve February 4, 2016 Zoning Board of Adjustment Meeting Minutes. (9 to 0 with Brewer, Bulman, Hoogestraat, Jobman, Marchand, Rolinger, Schmidt, Scull and Swank voting yes and none voting no)**

2. No. 16VA001 - Robbinsdale Addition #8

A request by David Weinmaster for Black Hills Community Church to consider an application for a **Variance to reduce the front yard setback from 10 feet to 1 foot 11 inches for a monument sign** property generally described as being located at 618 E. Elk Street.

Lacock presented the application noting that the applicant had revised the request from the published distance of 1 foot 11 inches to 10 inches, but since the publication had already been made the title was not changed. Lacock stated that the staff report and recommendation have been corrected to reflect the revised variance distance. Lacock noted that the original measurements were off based on the measurement from the sidewalk and not the actual property line.

Lacock reviewed the application and the associated slides showing that there were alternate areas to locate the proposed sign. Lacock reviewed the options including the sightlines, offering options of placement for the sign that would not require the variance and would allow for better visibility. Lacock stated based on the reasonable use of the land and that the sign could be set in other locations that staff recommend that the **Variance to reduce the front yard setback from 10 feet to 1 foot 11 inches for a monument sign** be denied, however if the ZBOA approves the **Variance to reduce the front yard setback from 10 feet to 1 foot 11 inches for a monument sign** that a stipulation of approval be to require a surveyed site plan.

David Weinmaster, 618 E. Elk Street, pastor of the church, stated that they would like to place the sign in the area due to the distance and visibility offered by the site, stating that they were planning to remove a tree and make the sign

more visible. He said that placing the sign in any other area would decrease the range of visibility, stating that the church sits on a hill and that placing the sign anywhere else would not be preferable.

In response to a question from Scull regarding the alignment of the sign, Lacock stated that the proposed sign will be perpendicular to the road and that they would be removing the tree but not the surrounding shrubs.

Rolinger stated that the name of the church is on the building itself facing the street where the proposed sign is being requested to be placed, and he does not see that they meet the criteria to allow the sign, based on reasonable use of the land.

In response to Scull's suggestion to have the applicant place the sign parallel to the street thus creating a 6 foot setback, Fisher clarified that the applicant was advised there were options to the sign placement. She also stated that the option to consider a Planned Development is an option for the applicant, but they opted for the Variance and that the Zoning Board of Adjustment must consider the request based on the applicable criteria.

**Brewer moved, Marchand seconded and carried that the Variance to reduce the front yard setback from 10 feet to 10 inches for a monument sign be denied. (8 to 1 with Brewer, Bulman, Hoogestraat, Jobman, Marchand, Rolinger, Schmidt and Swank voting yes and Scull voting no)**

3. Discussion Items  
None
4. Staff Items  
None
5. Zoning Board of Adjustment Items  
None

**There being no further business, Brewer moved, Rolinger seconded and unanimously carried to adjourn the meeting at 7:18 a.m. 9 to 0 with Brewer, Bulman, Hoogestraat, Jobman, Marchand, Rolinger, Schmidt, Scull and Swank voting yes and none voting no)**