

SPRINGFIELD MUNICIPAL ZONING APPEALS BOARD
TUESDAY, May 9, 2023
MEETING MINUTES

Board Members - Present

Buzzy Poole
Larry Simmons
Adam Veitschegger
Carolyn Sherrod
Carolyn Woodard

Board Member - Absent

Staff - Present

Kimberly Atlee
David Fauth
David Brewer

1.0 Call to Order

Chairman Poole called the meeting to order at 5:04 P.M.

1.1 Pledge of allegiance to the American flag

1.2 Roll Call

5 present, 0 absent – there was a quorum

1.3 Approval of Minutes of the Board of Zoning Appeals held April 11, 2023

Chairman Poole called for a motion to approve the April 11, 2023 minutes. Carolyn Woodard moved to approve. The motion was seconded by Dr. Veitschegger and passed all in favor.

2.0 New Business

2.1 Case Number: VAR2023-03

Chairman Poole asked staff to read the request into the records; Reyes is requesting 1 variance; a 14' front yard variance on Pitt Avenue to reduce the front yard setback from 25' to 11'. The purpose is to allow a 30' x 37' single-family home to be constructed on the property.

Senior Planner, Kimberly Atlee presented case number VAR2022-05. There were 9 out of 9 criteria met. This request was posted in the newspaper, letters to the adjoining neighbors were sent, and submitted to the city departments for review. Public Notice was posted in the newspaper on April 25, 2023. Public Notice letters were mailed to adjoining (3) property owners. There were inquiries from neighboring property owners but no concerns. The city departments were notified with no concerns.

Dr. Veitschegger questioned whether the house was being built to sell. Mr. Reyes came to podium to note they would be keeping the home as a rental. Ms. Sherrod questioned which road the home would be facing and Mr. Reyes confirmed it would face Highland St. in line with the other 2 already under construction.

Chairman Poole asked for a motion. Dr. Veitschegger moved to approve the Variance request. The motion was seconded by Carolyn Sherrod and passed by a 5-0 roll call vote.

2.1 Case Number: VAR2023-04

Chairman Poole asked staff to read the request into the records; Robertson County Fair Association is requesting 2 variances; an increase on freestanding sign allowance from 150 sq. ft. to 157.25 sq. ft. and an increase on electronic sign allowance from 112.5 sq. ft. to 118.75 sq. ft.

Senior Planner, Kimberly Atlee presented case number VAR2023-04: There were 4 out of 9 criteria met. This request was posted in the newspaper, letters mailed to the adjoining neighbors, and submitted to the city departments for review. Public Notice for the BZA was posted in the newspaper on April 25, 2023. Public Notice letters were mailed to adjoining (4) property owners. There were no inquiries from neighboring property owners. The city departments were notified, and Engineering noted that the request does not meet the Zoning Ordinance sign regulations and did not recommend approval.

Chad Gregory with the Fair board came to the podium and informed them they had the ordinance, had ordered the sign 6 months ago and have an agreement with County Economic Development Board to pay for a portion of the sign. He stated there was a discrepancy in the measurement conversion and ended with a larger sign than what was original drawn. Chairman Poole questioned who ordered the sign, Mr. Gregory noted it was Uber Displays and informed the board it would be for events and local community events. Mr. Simmons questioned if they approved the variance what implications would it have on other sign variance requests. Ryan Martin, City Manager came to the podium and requested the board review the request and review what the ordinance says and if they are considering granting the request that they give staff a chance to discuss the request with the City Attorney. The City would like to review to note if granting the request would open the city to any civil liability. Chairman Poole asked if there was an option to adjust the sign to conform and questioned if they granted the variance if at a later date the board could come back to have them bring it back into compliance. Mr. Martin noted that once the variance is granted there is not an enforcement mechanism to cause them to change it. Mr. Simmons questioned how often the sign ordinance is reviewed. Mr. Martin noted that staff could review options and bring it to the Planning Commission and Board of Mayor and Alderman.

Chairman Poole asked for a motion. Dr. Veitschegger made a motion to table the request until the City Attorney could review the request and bring the item back in a special called meeting or the next regularly scheduled meeting. Carolyn Sherrod seconded the motion and passed by 5-0 roll call vote.

3.0 Old/Other Business

3.1 Next BZA meeting is June 13, 2023

3.2 Senior Planner, Kimberly Atlee reminded the Board there will be a training session to follow the June 13th meeting.

Adjournment

Chairman Poole calls for a motion to adjourn. The motion was approved with all in favor.

Board of Zoning Appeals adjourned at 5:34 P.M.

Buzzy Poole, Chairman

Attest:

Kimberly Atlee, Senior Planner