



Approved

**MINUTES  
CITY OF DUBUQUE ZONING BOARD OF ADJUSTMENT  
REGULAR SESSION**

5:00 p.m.

Thursday, January 22, 2015

City Council Chamber, Historic Federal Building

**Board Members Present:** Chairperson Eugene Bird, Jr.; Board Members Jonathan McCoy, Jeff Cremer, Joyce Pope, and Bethan Golombeski; Staff Members Guy Hemenway and Wally Wernimont.

**Board Members Excused:** None.

**CALL TO ORDER:** The meeting was called to order by Chairperson Bird at 5:00 p.m.

**AFFIDAVIT OF COMPLIANCE:** Staff presented an Affidavit of Compliance verifying the meeting was being held in compliance with the Iowa Open Meetings Law.

**MINUTES:** The minutes of the December 18, 2014 Zoning Board of Adjustment meeting were approved unanimously as submitted.

**DOCKET 61-14/VARIANCE (TABLED):** Application of RBS Subways Inc. for a sign variance to permit a 323 square foot freestanding sign, 200 square foot maximum permitted in a C-3 General Commercial Zoning District for property located at 2150 Twin Valley Drive.

Chairperson Bird excused himself from the Board. Vice Chairperson McCoy conducted Docket 61-14.

Robert Stecher, owner of Subway restaurant, requested approval to place an additional cabinet on an existing freestanding sign located along Highway 151/61. He explained that the proposed sign will be four feet high and 16-feet long and that when the sign cabinet is added the freestanding sign will be 20 square feet over what is currently allowed. He referred to a photograph of the proposed sign.

Vice Chairperson McCoy asked if there is any other proposed Subway signs to be located on-site. Mr. Stecher noted that there will be a wall-mounted sign placed on the building.

Staff Member Hemenway explained that the property has three frontages and; therefore, three freestanding signs are permitted. He indicated that there is a second freestanding sign located along Twin Valley Drive where another Subway sign could be placed.

Eugene Bird, Sign Service Company, noted that the proposed sign expansion will be located on the pole along Highway 151/61. The Board asked what is currently on the existing freestanding sign. Mr. Bird noted that the sign currently has a BP logo and a gas price sign.

No one spoke in opposition to the request.

Staff Member Hemenway presented the staff report. He explained that the applicant would like to add a 64 square foot cabinet sign to an existing 259 square foot freestanding sign. He explained that this will exceed the 300 square foot maximum permitted for a freestanding sign, and therefore, a sign variance is needed. He explained the total amount of signage permitted for a multi-tenant building noting that as the property has three frontages, the site is permitted three 300 square foot maximum freestanding signs. He explained that the Board has the ability to limit the amount of signage as a condition of approval.

Motion by Pope, seconded by Cremer, to approve the sign variance as submitted. Motion was approved by the following vote: Aye – McCoy, Cremer, Pope, and Golombeski; Nay –None.

**DOCKET 01-15/VARIANCE:** Application of Lange Sign Group / Hair Partners LLC, for a variance to permit two wall mounted signs, one wall mounted sign maximum permitted, in a C-2 Neighborhood Shopping Center zoning district for property located at 3385 Asbury Road.

Lori Sindberg, owner of Design Works, located at 3385 Asbury Road, explained they are in the process of renovating the existing business. She said that they are constructing an addition on the front of the building and are asking to advertise both their Aveda product and their business name.

Mike Lange, Lane Sign Group, explained that the applicants are requesting to place an additional wall-mounted sign on the building. He indicated that they are allowed a total of 50 square feet for one wall mounted sign. He said that the area of the Design Works sign and the Aveda sign added together will total less than 50 square feet.

No one spoke in opposition to the request.

Staff Member Wernimont outlined the C-2 Neighborhood Shopping Center District sign regulations. He explained that the building is located over 50 feet from Asbury Road and they are currently constructing a building addition. He said that the area of the two wall mounted signs as proposed will total less than 50 square feet.

Chairperson Bird asked Mr. Lange to describe the sign material and design. Mr. Lange explained that they will install channel letters and that the sign will be backlit.

Board Members discussed the request and felt it was appropriate.

Motion by McCoy, seconded by Cremer, to approve the sign variance as submitted. Motion was approved by the following vote: Aye – McCoy, Cremer, Pope, Bird, and Golombeski; Nay –None.

**ITEMS FROM STAFF:** Staff Member Hemenway discussed sign regulations as they relate to corporate sign designs. He noted that several corporations have standards for their signage which may be different from a municipality's sign regulations. He explained that the municipality sign ordinance trumps the corporate sign regulations.

**ITEMS FROM BOARD:** Board Member McCoy asked staff to look into the bollard requirements for Mr. McGoo's Pizza. He noted the Zoning Board of Adjustment place conditions on the approval of the restaurant with stipulations in regards to the installation of bollards in the adjacent parking lot

**ITEMS FROM PUBLIC:** None.

**ADJOURNMENT:** The meeting adjourned at 5:30 p.m.

Respectfully submitted,

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Kyle L. Kritz, Associate Planner

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Adopted