

BOARD OF ADJUSTMENT
OF THE CITY OF SUNSET HILLS, MISSOURI
THURSDAY, AUGUST 24, 2023

BE IT REMEMBERED that the Board of Adjustment of the City of Sunset Hills, Missouri met in regular session on Thursday, August 24, 2023. The meeting convened at 7:00 P.M.

ROLL CALL

Present:	William Weber	-Member
	Ronald Hack	-Alternate Member
	John Haasis	-Member
	Larry Smith	-Member
	Mark Naes	-Member
	Greg Dohrman	-Attorney
	Mike Knight	-City Planner
	Bryson Baker	-City Engineer

Absent:

APPROVAL OF MINUTES

Copies of the minutes of the July 27, 2023, Board of Adjustment meeting were distributed to the members for their review. Mr. Smith motioned to approve the minutes as submitted. Mr. Naes seconded the motion, and they were unanimously approved.

NEW BUSINESS

It should be noted that the following two petitions were heard simultaneously but voted on separately.

3630 South Geyer Road (Warren Sign Company): A -28-23 - A request for a variance from Appendix D of the City of Sunset Hills' Code of Ordinances to install a ground sign 15 feet in height above ground level, 75 square feet in area and located 0 feet from the right of way in lieu of the maximum 8 feet in height above ground level, 50 square feet in area and located a minimum of 5 feet from right of way.

3636 South Geyer Road (Warren Sign Company): A -29-23 - A request for a variance from Appendix D of the City of Sunset Hills' Code of Ordinances to install a ground sign 15 feet in height above ground level, 75 square feet in area and located 0 feet from the right of way in lieu of the maximum 8 feet in height above ground level, 50 square feet in area and located a minimum of 5 feet from right of way.

Mr. Dohrman stated for A-28-23, exhibit one is the application, exhibit two is the staff report, exhibit three is the petitioner information, exhibit four is the public hearing information, exhibit five is the Unified Development Ordinance (UDO), and exhibit six is Appendix D Sign Regulations of the City of Sunset Hills Code of Ordinances. For A-29-23, exhibit one is the application and narrative, exhibit two is the staff report, exhibit three is the petitioner information, exhibit four is the public hearing, exhibit five is the UDO, and exhibit six is Appendix D Sign Regulations of the City of Sunset Hills Code of Ordinances.

Mr. Knight was sworn in and stated the properties are located at the corner of Watson Road and South Geyer Road. The request is for two sign permits on two lots with separate buildings, for signs to be located where there are existing signs. Ground signs cannot exceed 8 feet in height, cannot exceed 50 square feet, and must be setback 5 feet from the property line. There is approximately 32 feet of grade change along the section of roadway where the signs will be located. The applicant is asking for the signs to be 15 feet in height, 75 square feet, and setback 0 feet from the property line.

Mr. Hack asked how many feet the original signs were from the roadway.

Mr. Knight stated the site plan showed the right of way was much larger than the road itself. The sign is placed 45 feet from the curb.

Mr. Hack stated it seems as though it should meet the setback requirement.

Mr. Baker stated the road is not what is being setback from. The property line is 45 feet from the road.

Mr. Hack asked if there were any variances given for the current signs.

Mr. Knight stated no variances were documented, but right of way could have expanded over time. The Code could have changed since then, as well.

Bill Behrens, with Warren Sign Company, was present, sworn in, and stated the signs must be located between the property line and the easement line. One of the existing signs encroaches onto the property line. The new sign will be placed on the property line. Visibility from the roadway is an issue for the current signs.

Mr. Weber stated the project does not meet any of the hardship requirements.

Mr. Behrens stated four of the five hardship requirements are met, although the buildings will still be functional without them. Office buildings have high vacancies right now and the visibility will help maintain occupancy.

Mr. Hack asked if there is any evidence that signage visibility is an issue with low occupancy and if there have been any requests from the tenants for more sign visibility. He stated his concern is that there will be a lot of blank space on the sign for long periods of time and the possibility of visual clutter. The buildings do not have Watson Road addresses, so placing the signs on Watson Road could be confusing for

motorists.

Mr. Behrens stated the ordinance is written primarily for single tenant buildings, so this is a unique situation. The ordinance is not written for such a large setback area and such a large multi-tenant building.

Mr. Smith stated 6-inch tenant names may not be visible for vehicles traveling at the speed limit.

Mr. Behrens stated a shorter business name, may have larger letters because they are sized to fit the space.

Mr. Weber asked if there have been any similar situations to this in the past.

Mr. Baker stated this decision is unique and the decision must be made for this particular circumstance.

Mr. Hack stated this will set a precedent for multitenant buildings along Watson Road.

Mr. Smith stated the multitenant buildings at Highway 270 and Gravois Road do not have signs that list the tenants.

Mr. Behrens stated the offices at Landmark Parkway have a tall monument sign.

Mr. Haasis stated if a vehicle is traveling east on Watson Road, by the time the tenant names can be seen, they will have already passed the buildings. The signs being placed on Watson Road, but addressed for Geyer Road is confusing.

Mr. Behrens stated vehicles can still access the development at the next entrance.

Mr. Weber stated there was a variance granted for the Landmark Parkway sign. The grade was lower than the street, so it was allowed to be larger, whereas these signs are higher than the street.

Mr. Haasis asked for clarification on the setbacks.

Mr. Behrens stated one sign is currently on the property line and the other is over the property line. They will both be placed on the property line. The sign at 3636 South Geyer Road could be moved back to meet the 5-foot setback requirement, but the sign at 3630 South Geyer Road could not, due to the easement.

Mr. Weber asked if the signs are lit.

Mr. Behrens replied yes.

Mr. Weber called for a vote on petition A-28-23 A request for a variance from Appendix D of the City of Sunset Hills' Code of Ordinances to install a ground sign 15 feet in height above ground level, 75 square feet in area and located 0 feet from the right of way in lieu of the maximum 8 feet in height above ground level, 50 square feet in area and located a minimum of 5 feet from right of way. A roll call vote was taken.

William Weber	-aye
Mark Naes	-aye
John Haasis	-aye
Larry Smith	-nay
Ronald Hack	-nay

With 3 aye votes and 2 nay votes, the petition was denied.

Mr. Behrens asked if the height were reduced if it would be approved.

Mr. Smith stated the setback is not an issue. The sign is too high and he does not understand the benefit from including the tenant name portion.

Mr. Hack stated with the tenant name portion, the signs are too big. The residents are against sign pollution.

Mr. Smith stated the 75 square feet is not an issue. The vertical height is an issue.

Mr. Weber called for a vote on petition A-29-23 A request for a variance from Appendix D of the City of Sunset Hills' Code of Ordinances to install a ground sign 15 feet in height above ground level, 75 square feet in area and located 0 feet from the right of way in lieu of the maximum 8 feet in height above ground level, 50 square feet in area and located a minimum of 5 feet from right of way. A roll call vote was taken.

William Weber	-aye
Mark Naes	-aye
John Haasis	-aye
Larry Smith	-nay
Ronald Hack	-nay

With 3 aye votes and 2 nay votes, the petition was denied.

ANY OTHER MATTERS DEEMED APPROPRIATE

ADJOURNMENT

Mr. Smith made a motion to adjourn the meeting at 7:40 P.M. Mr. Haasis seconded the motion, and it was unanimously approved.

Recording Secretary



Sarina Cape