



MINUTES
Zoning Board of Adjustment
7:00 PM - Tuesday, November 16, 2021
City Hall, 1225 6th Avenue

Minutes are in draft format until approved at the next meeting

The Zoning Board of Adjustment of the City of Marion, Linn County, Iowa met on Tuesday, November 16, 2021, at 7:00 PM, at City Hall, 1225 6th Avenue, with the following members present:

PRESENT: Angela Jordan, Carol Golden, Charlie Potter, Charles Kent, and Todd Pearson

ABSENT:

STAFF PRESENT: Ama Bartlett, Dave Hockett, and Nicole Behrens

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

Motion to approve the consent agenda as follows:

Minutes from the September 21, 2021 meeting.

Receive and file all correspondence from applicants and staff.

Moved by Jordan, seconded by Golden, to approve the consent agenda.

Approved unanimously

REGULAR AGENDA

Variance - Collins Community Credit Union

Public hearing regarding a variance request by Nesper Sign Advertising, on behalf of Collins Community Credit Union, pursuant to Section 176.31-6.F of the Marion Code of Ordinances to allow directional signage to be larger than 6sf and taller than 4ft for property located at 3680 Highway 151, Marion, Iowa.

Behrens presented the staff report covering both requests. She shared history and photos of the current signage. Behrens also noted that the original signage would have required a variance to the code at the time of installation, but staff was unable to find any variance on record.

Kent clarified with staff that the variance would not be required if only changing faceplates. The Board asked about variances for properties in the same area. Staff confirmed that recent requests had been for primary signs and not directional signs.

Kent opened the public hearing.

Phil Garland with Nesper Signs (4620 J St SW, Cedar Rapids) spoke in support of the request. Mr. Garland covered issues with the size of the lot making it necessary for larger signage and shared their plan to update the appearance of these signs. He also spoke to the visibility for bank visitors and the need for the height to accommodate piles of snow.

There being no other comments for or against the request, Kent closed the public hearing.

Jordan stated she did not see a hardship, but more of a convenience. Potter agreed, he did not feel it would affect the bank business directly.

ZBA Resolution No. 21-22 (*approving/denying*) a variance request pursuant to Section 176.31-6.F of the Marion Code of Ordinances to allow directional signage to be larger than 6sf for property located at 3680 Highway 151, Marion, Iowa. (Nesper Sign Advertising, on behalf of Collins Community Credit Union)

Moved by Jordan, seconded by Potter, to deny ZBA Resolution 21-22 due to lack of hardship.

The Board continued discussion.

Denial Approved (5-0) by the following votes:

Ayes: Jordan, Potter, Golden, Kent, and Pearson

ZBA Resolution No. 21-23 (*approving/denying*) a variance request pursuant to Section 176.31-6.F of the Marion Code of Ordinances to allow directional signage to be taller than 4ft for property located at 3680 Highway 151, Marion, Iowa. (Nesper Sign Advertising, on behalf of Collins Community Credit Union)

Moved by Golden, seconded by Pearson, to approve ZBA Resolution No. 21-23. The Board discussed visual sight lines of current signage. Pearson considered the possibility of snow piling up and covering part of the signs. He asked what code states for distance from bottom of sign to the ground. Behrens clarified that code only specifies the max height at the top.

Kent allowed the applicant to address the Board again about the height of the sign. Mr. Garland stated that 4ft total height could cause the sign to be covered by snow. The Board discussed further.

Approved (3-2) by the following votes:

Ayes: Golden, Kent, and Pearson

Nays: Jordan and Potter

OTHER BUSINESS

None.

ADJOURN

Meeting adjourned at 7:43 p.m.

Angela Jordan, Secretary