



**Board of Adjustment
Minutes
September 20, 2011**

The meeting of the Grimes Board of Adjustment was called to order on Tuesday, September 20, 2011 at 5:40 pm at the Grimes City Hall.

Roll Call: Present: Greg Ryan; James Schaeffer; Bill Lego; Building Inspector Scott Clyce.
Absent: Jeremy Mason, Dick Piphon

APPROVAL OF THE AGENDA

Moved by Ryan, Second by Lego, the Agenda shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes 3 to 0.

APPROVAL OF MINUTES

Moved by Ryan; Second by Lego, the minutes from April 26th shall be approved.
Roll Call: Ayes: All; Nays: None. Motion passes 3 to 0.

PUBLIC AGENDA ITEMS.

Public Hearing Appeal No. 07-11; An Application for an appeal from the Grimes Zoning Ordinance has been filed with the Grimes Board of Adjustment by Ryko Solutions, Inc, that is owned by Carwash Holdings Corp, 550 S. Dixie Hwy Ste 300, Coral Gables, Florida 33146. The affected property is located at 1500 SE 37th Street, Grimes, Iowa 50111. The request if approved would authorize a variance to exceed the maximum height of a letter sign or logo.

The Zoning Administrator was required to refer this to the Board of Adjustment for variance of a letter sign or logo. Under provisions of the Grimes Code of Ordinance Chapter 165.18D F 1 b, Under no circumstances will a letter, symbol or logo dimension greater than six feet (6') be allowed, except any use that occupies in excess of 100,000 square feet of building area shall be allowed to have individual letters not to exceed eight feet (8') in height, except as provided hereinafter and Section 165.40 which states that the Board of Adjustment has the authority to issue permits and decide such matters as may be required by other sections of this chapter." This request is being sought to authorize a variance to exceed the maximum height of a letter sign or logo.

Russell Bell, Director of Corporate and Marketing Communications at Ryko, 1500 SE 37th Street Grimes, IA 50111 and John McCall, authorized agent for Signs Plus 1410 SE Diehl Avenue Des Moines, IA 50320, presented an updated drawing of the logo and signage. Revised signage has been requested by the new owners to replace and improve the branding of the company business. The size of the new logo is deemed necessary for visibility and new signage and logo proposed will exceed the current requirements. The physical sign structure will be non-illuminated, channeled

letters, 6 inches in depth, mounted flush to the base. There will be no change of materials used for the background. Building Inspector Scott Clyce advised that the over all size of the sign does meet the requirement that the sign is within 10% total square footage of the building wall.

Brian Buethe, Director of Grimes Chamber and Economic Development, addressed the Board on behalf of Ryko. He advised that the signage question had preliminary approval by City Staff. Buethe believed that due to the unique situation of this company with location and distance from Highway 141, a larger sign would improve the visibility of the firm, improve awareness and therefore profitability.

Board Action Ref 07-11

Moved by Ryan, Second by Lego; that the request for a sign variance as proposed by Ryko Solutions, Inc. be approved.

Roll Call: Ayes: All, Nays: None. Motion passed 3 to 0.

III. BOARD DISCUSSIONS

Old Business- None

New Business- None

IV. ADJOURNMENT

Meeting adjourned at 6:11pm
