

BOARD OF ZONING APPEALS

Minutes of Meeting

March 17, 2026

4:33 pm

Attendance: Members – Brent Barnes, Chairman; Mike Aeling – Vice Chairman; Billy Ray; Jesus Mireles Quezada; Herbert Watson; also present are Assistant Law Director William Morris and Engineering Clerk Holland Hite.

Meeting held in person in the second-floor conference room of the City Administration Building: The meeting was called to order by Brent Barnes at 4:33 p.m. Roll is called.

*****Barnes reads the Board of Zoning Appeals procedures including appellant recourse*****

1. **Minutes from the February 17, 2026 meeting.**

Ray motions to approve, Aeling seconds. All in favor, motion passes.

**Sheetz representative was running behind. Committee decided to start with agenda item 3.

3. **Alliance Arid Club – 421 South Arch Ave. – Appeal #26-004**

-Addition to a Non-conforming Structure Sec.1140.03

-5ft. Side Yard Setback Variance for an Addition Sec.1124 Schedule of Regulations

Shane Howard of 504 E. Main St. is sworn in. This is going to be for the back west portion of the building.

After speaking to the contractor, the plan is to remove the existing structure with a new one built in its place. The structure is non-conforming due to the fact that it's five feet away from the property lot line. In a B4 area that is required to be 10 feet from the lot line. There will be a variance for adding on to a non-conforming and a five-foot variance for the addition.

Nick Vosilla of 421 S. Arch Ave., president of the Arid Club is sworn in. There is a back porch with a flat roof on it, and we do not know where the water damage is coming from. We have decided to remove it and replace it making it 4 feet wider at the same length.

Barnes inquires how many people do you serve daily.

Vosilla states they have 2 meetings a day with at least 10 people per meeting with a few more on Saturdays and Sundays than the weekdays.

-Public portion closed-

Ray states they are just replacing what was a porch, but it's been enclosed and its foundations rotted away. I don't see any issues other than the fact that it just happens to be something that falls outside of the zoning limits.

Watson motions to approve both requests. Mireles seconds. All in favor, motion passes.

2. **Sheetz Inc. – 236 West State St. – Appeal #26-003**

-Variance for 4 additional wall signs, Sec. 1134.06 (a) Table 2 & (c)

Howard states this was for four additional wall signs. Their package showed six total signs. We did get two of the signs approved that were able to be approved through the zoning regulations. There are additional signs on the south side and the east side of the building, along with canopy signs. So that throws them over. I know it's a strange predicament, looking at it on 4 streets all the way around, so it's going to require a variance for those additional signs.

Barnes inquires if they already have signs on all four sides of the building.

Howard replies I don't believe there was one facing the east, but the fact that it's going to be a complete tear down, it's going to be rebuilt.

Ray asks if there are issues with square footage.

Howard responds no, we worked out the issue with the monument sign out front and is permitted. Everything else is ready to go but these four signs. When you look at the canopy profile themselves it's a pretty thin canopy, so size of the sign is not protruding above the roof lines or anything that would require something additional.

Diane Calton from Land Development Council at 1001 Lakeside Ave. is representing Sheetz. This is an existing facility that's going to be torn down in its entirety and rebuilt. Sheetz has a program of tearing down and rebuilding their sites approximately every 15 years depending on how the stores wear through the different seven states that they are in. This one is really ready to go and move forward. They're ready to close the store on April 6th to tear down and start rebuilding. It will take about five months, and then they'll be open later this year. But we have these remaining signs, and we have, as you've identified, two canopy signs. One Sheetz sign will be above the door, and then we have a sign that's called Made to Order and that would be sort of the new sign, because we have existing canopy signs. Chuck has indicated that the way the canopy is designed now is smaller and the size of the Sheetz canopy signs will be smaller than the existing ones. Being on four streets also brings into play being able to navigate through the entry points and know where you're going. So overall, you should have a letter from Chuck in your packets that outlines everything. I can answer any questions, but I think it meets the standard for particular hardship since it's on four streets and some of this is in keeping with what exists. Also, since I came into town and I stopped at a couple of red lights, The Circle K has two canopy sign locations, and I think it was the Marathon that has two in their canopy. This is pretty standard.

-Public portion closed-

Barnes states I don't see any issues I've used all three entrances, so I know a lot of people use the rear entrance, so I think having something on the building's fine. I think we approved way more for the Canes building.

Aeling motions to approved. Barnes seconds. All in favor, motion passes.

Other business

The meeting was adjourned at 4:55 pm

Respectfully Submitted by:
Holland Hite, Engineering Clerk