



# City of Grand Island

Tuesday, March 28, 2006

Council Session

## Item H1

**Consideration of the Request from Bosselman, Inc. for Approval of a Ground Sign Exceeding 50' in Height Located at 7301 Bosselman Avenue**

Staff Contact: Craig Lewis

# Council Agenda Memo

**From:** Craig A. Lewis, Building Department Director

**Meeting:** March 28, 2006

**Subject:** Request of Bosselman Inc. for Approval of a Ground Sign Exceeding 50' in Height at 7301 Bosselman Avenue

**Item #'s:** H-1

**Presenter(s):** Craig Lewis, Building Department Director

## Background

This request is for Council approval to allow for the placement of a ground sign at 7301 Bosselman Ave. which exceeds the height restrictions specified in the City code. The City code, section 31-25, requires that ground signs exceeding 50 feet in height shall not receive a permit until such issuance has been authorized by the Mayor and the City Council.

The Building Department notified Bosselman Inc. in writing on June 27, 2005 of the requirements for this sign and sent a violation notice on February 10, 2006 requesting compliance. A letter from Bosselman Inc. seeking approval was received on March 1, 2006.

## Discussion

The City code regulating ground signs requires that any sign proposed to exceed 50 feet in height must receive approval of the City Council and the applicant shall submit the following for review and consideration by the mayor and council:

- i. A drawing showing the height, width, elevations, and electrical details of such sign;
- ii. Clear and convincing evidence that if the sign does not exceed fifty feet in height the owner will suffer undue hardship and that such hardship is not shared generally by other properties in the area;
- iii. Clear and convincing evidence that the proposed sign will not be of substantial detriment to adjacent properties and the character of the surrounding area will not be changed by the erection of the proposed sign.

The City Code also requires;

- c. Ground signs exceeding 50 feet in height shall be erected only on tracts of real estate adjacent to state and federal highways and occupied by the business advertised by the sign.
- d. No permit shall be issued for any sign exceeding 100 feet in height, measured from the ground level at the base of the sign to the top.
- e. In lieu of the permit fee set forth in 30-4, subsection 3 of this chapter, upon the granting of a permit for erection or moving of a sign exceeding fifty feet in height, the applicant shall pay a fee of \$250.00 to the City.
- f. All other provisions of the Grand Island City Code pertaining to signs which are not inconsistent with this section shall apply to ground signs exceeding fifty feet in height.

The application submitted is for a ground sign 14'x18' at a height of 60' above the adjacent grade. The location of the sign is not currently on the site of a principal building and Bosselman Inc. has submitted a request to amend the subdivision plat to include this sign location and bring the location into compliance with additional code restrictions. The location is adjacent to a federal highway system and in the letter submitted with the request reference is made to the justification of the height because of the vegetation along the river to the north of the property.

### **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

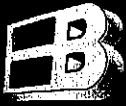
1. Approve the request.
2. Disapprove or /Deny the request.
3. Modify the request to meet the wishes of the Council
4. Table the issue

### **Recommendation**

City Administration recommends that the Council approve the request and authorize the issuance of a permit for the proposed sign.

### **Sample Motion**

Motion to approve the request for the proposed 60' tall sign and authorize the Building Department to issue a permit for such sign.



**BOSSELMAN**  
Family of Companies



3123 West Stolley Park Road • PO Box 1567 • Grand Island, Nebraska 68802-1567  
Phone (308) 381-2800 • Fax (308) 382-1160 • [www.bosselman.com](http://www.bosselman.com)

March 1, 2006

Mr. Craig A. Lewis  
Building Inspector  
City of Grand Island  
P.O. Box 1968  
Grand Island, NE 68802-1968

Re: Violation Notice – Sign Ordinance

Dear Craig:

I received a Violation Notice of the large Motel 6 sign located at Lot 6, Block 1 Bosselville Subdivision. In trying to do an administrative plat change to modify the lot lines around the sign, we discovered that the base of the Motel 6 sign is partially outside of the subdivision limits. We are going to replat the Bosselville subdivision Lots 5 and 6 to include the base of the sign into Lot 5. This will be submitted by March 16, 2006 for the April 5, 2006 Planning Commission meeting.

Bosselman, Inc. is also requesting approval from the Council of the increased height of the sign. The sign is 60 feet in height to allow better visibility because of the growth of vegetation along the river, the height difference between Hwy 281 and the Bosselville Subdivision and that the frontage lots of the Bosselville Subdivision block visibility.

If I can be of any further assistance to you in this matter, please don't hesitate to contact me.

Sincerely,

Brandi Bosselman  
Attorney at Law

BOSSELMAN, INC.

BB:pb

7-30-05

**BUILDING INSPECTION DEPARTMENT  
CITY OF GRAND ISLAND, NE  
Phone (308) 385-5325, Fax (308) 385-5423**

**APPLICATION FOR SIGN INSTALLATION PERMIT**

DATE: 9/27/05

The undersigned hereby requests permission to install the following described sign:

LOCATION OF SIGN (Address) 7301 Bosselman Avenue

TYPE OF SIGN On premise sign

MATERIAL Flex Face

SIZE 14' x 18'

WILL THE SIGN BE ILLUMINATED? Yes CLEARANCE OF SIGN 41 ft.

HEIGHT OVERALL 60 ft. ESTIMATED COST \$35,000

IDENTIFICATION OF SIGN (What will the sign say) Motel 6 \$

Will Sign Project Over Public Right-of-Way or Dedicated Easement? No LAND ZONE B2

Will Support(s) For Sign Be Located Upon Public Right-Of-Way or Dedicated Easement? No

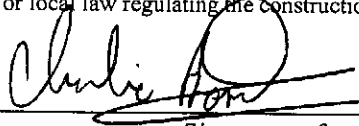
**\* INSTALLER MUST CALL FOR INSPECTION \***

OWNER OF SIGN Bosselman, Inc. ADDRESS 3123 W Stolley Park Rd., P.O. Box 1567  
PHONE # (308) 381-2800 Grand Island, NE 68802-1567

INSTALLER N/A ADDRESS \_\_\_\_\_  
PHONE # \_\_\_\_\_

ELECTRICIAN N/A PHONE # \_\_\_\_\_

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this installation will be complied with whether herein specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating the construction, installation or maintenance of any sign.

Signed   
Signature of authorized agent

Special Conditions: \_\_\_\_\_

31-23  
\$ 250.00  
Permit Fee

Building Department Director



MOTEL

6

A CCOR HOTELS

45.99

ONE PERSON