

PUBLIC HEARING & MEETING
BOARD OF ADJUSTMENTS
CITY OF SALEM, MISSOURI
MAY 11, 2022
6:30 P. M.
CITY HALL COUNCIL CHAMBERS
202 N. WASHINGTON

PUBLIC HEARING

ITEM I: CALL TO ORDER

ITEM II: RECOGNIZE ANYONE FROM THE FLOOR WHO WISHES TO SPEAK
ON THE SUBJECTS.

ITEM III: CLOSE HEARING

PUBLIC MEETING

ITEM I: CALL THE MEETING TO ORDER

ITEM II: ROLL CALL

ITEM IV: NEW BUSINESS

Request/Rejection of request for variance from height restriction for the
installation of a cell tower on the property located at 1702 Doss Rd.

Request for a variance from height restriction for the installation of proposed
80' sign at 1103 S. Main at the Mobil "Dirt Cheap" location.

ITEM V: ADJOURNMENT



400 N. Iron Street, Salem, Missouri 65560
(573) 729-4811 Fax (573) 729-5371
www.salemmo.com

NOTICE OF PUBLIC HEARING AND MEETING

The City of Salem, Missouri, is hereby giving Public Notice that a Public Hearing will be held by the Planning & Zoning Board of Adjustments, Wednesday, May 11, at 6:30 P.M., in the City Hall Council Chamber, 202 N. Washington, for all interested parties to be given the opportunity to be heard on the following matter:

1. Request for a variance from height restriction for the installation of a cell tower on the property located at 1702 Doss Rd: owner Sherman R. & Marsha E Odom.
2. Request for a variance from height restriction for the installation of proposed 80' sign at 1103 S. Main at the Mobil "Dirt Cheap" location: owner Matt Meyer.

Immediately following the closing of the Public Hearing, the Planning & Zoning Board of Adjustments will be conducting a Public Meeting in the City Hall Council Chamber, 202 N. Washington, for the consideration of the following:

1. Acceptance/Rejection of request for variance from height restriction for the installation of a cell tower on the property located at 1 702 Doss Rd: owner Sherman R. & Marsha E. Odom.
2. Acceptance/rejection of request for variance from height restriction for installation of proposed 80' sign at 1103 S. Main at the Mobil "Dirt Cheap" location: owner Matt Meyer.

The Meeting is open to the public.

Meeting Called by: Bob Parsons, Acting Chairman
Board of Adjustments
City of Salem, Missouri

04/22/2022

Publish in the Salem News 04/26/2022

MAYOR
Greg Parker
ALDERMEN
East Ward
Shawn Bolerjack
Kala Sisco
West Ward
Tod Kinerk
Kyle Williams
PARKS AND RECREATION: Melissa DuBois
POLICE DEPARTMENT: Joe Chase



PUBLIC WORKS: Mark Nash
UTILITIES: Jennifer Cochran

CITY ADMINISTRATOR
Ray Walden
CITY CLERK
Tammy Koller
CITY ATTORNEY
James Weber
ECONOMIC DEVELOPMENT: Sally Burbridge
BUILDING INSPECTION: Jarred Brown



Permit Application

400 N. Iron St. Salem, MO 65560
bldginspector@salem-mo.com

Current Building Codes

2012 International Building Code 2012 International Residential Code
2012 International Plumbing Code 2012 International Mechanical Code
2012 International Fuel Gas Code 2017 National Electric Code

Permit Number

Approved By: Permit Fee:
Processed By: Deposit Fee:
Total Due:

Property Information

Property Address: 1103 S. MAIN ST. Lot Dimensions:
Owner Name: WILKIS COMPANY Current Zoning:
Owner Address: 106 E. WASHINGTON, CUBA MO 65453
Phone: 314-306-2899 E-mail:

Type of work to be done (check all that apply):

<input type="checkbox"/> New Construction (provide plans) <input type="checkbox"/> Square Footage:	<input type="checkbox"/> Deck/Porch/Stairs
<input type="checkbox"/> Remodel / Demolition (circle one) <input type="checkbox"/> Square Footage:	<input type="checkbox"/> Retaining wall
<input type="checkbox"/> Manufactured/Mobile/Modular Home <input type="checkbox"/> Dimensions:	<input type="checkbox"/> Pool/Spa
<input type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Sign <input type="checkbox"/> Dimensions: SEE ARTWORK	<input type="checkbox"/> Fence (Over 3 Feet)
<input type="checkbox"/> Mechanical / HVAC <input type="checkbox"/> Portable Building / Carport / Lean-To	<input type="checkbox"/> Communication Tower
<input type="checkbox"/> Electrical <input type="checkbox"/> Dimensions:	<input type="checkbox"/> Size:

Description of Project: INSTALLATION OF 60' TYLON SIGN W/ TWO CABINETS TO READ:
MOBIL & DIRT CHEAP

Estimated Cost: Start Date:

Contractor Information

Company: ZIGLIN SIGNS Contact: MATT MEYER
Address: 540 VOSSBRINK DR, WASHINGTON MO 63090
Phone: 636-432-5692 Phone:
E-mail: permitting@ziglinsigns.com City License #:


Subcontractor Information

Company: Contact:
Address: Phone:
Phone: Phone:
E-mail: City License #:

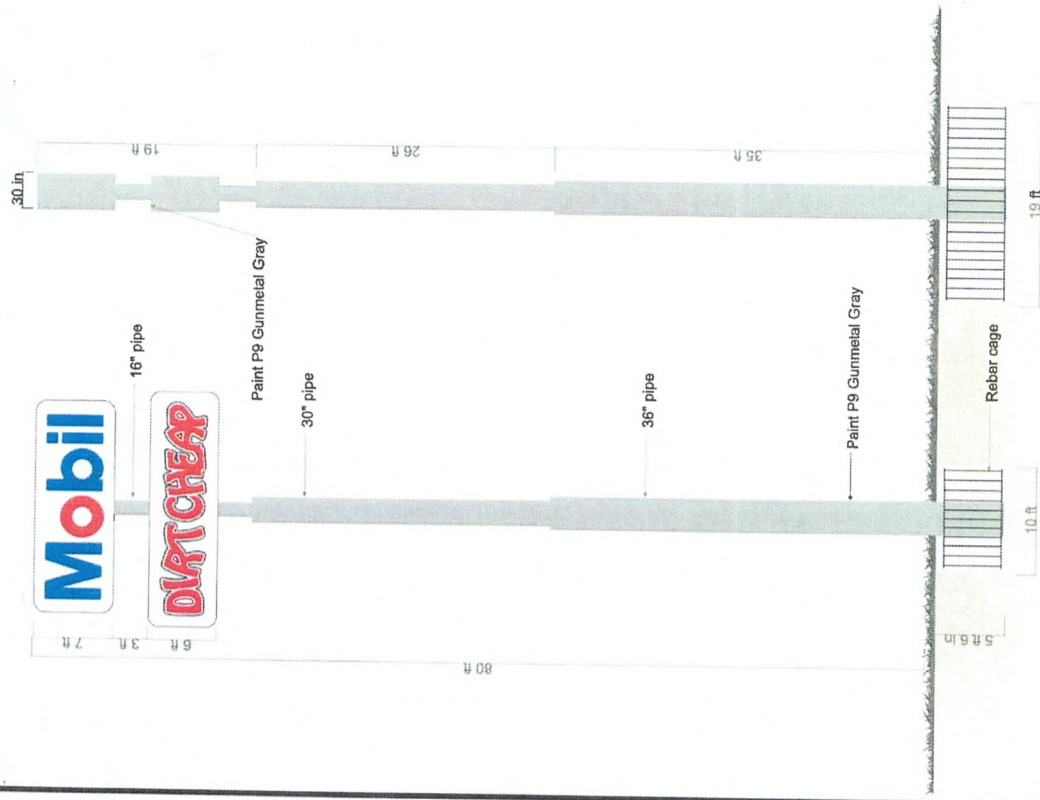
Company: Contact:
Address: Phone:
Phone: Phone:
E-mail: City License #:

Company: Contact:
Address: Phone:
Phone: Phone:
E-mail: City License #:

I hereby certify that I have read and examined this application and I am the owner on record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official or the Code Official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

Signature of Applicant:  Date: 4/21/22
Printed Name: MATT MEYER Address: 540 VOSSBRINK DR. 63090
Phone: 636-432-5692 E-mail: permitting@ziglinsigns.com

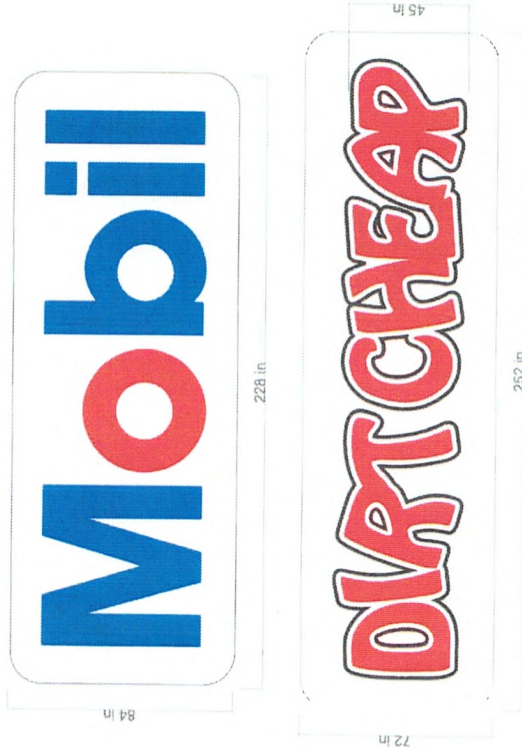
*SIGN IS TO BE INSTALLED AT A 45 DEGREE ANGLE TO HWY. 19 & 32 (SAME AS MCDONALDS SIGN)



*See engineering docs for rebar size and placement, along with footing and steel details.
 *SIGN IS TO BE INSTALLED AT A 45 DEGREE ANGLE TO HWY. 19 & 32 (SAME AS MCDONALDS SIGN)



*This drawing is not to scale and simply represents an approximate location for the sign.



SPECIFICATIONS

Standard 7' x 19' Mobil sign with LED lighting and flex faces with 2 color vinyl graphics
 6' x 21' Dirt Cheap sign with LED lighting and flex faces with 2 color vinyl graphics
 LED lighting system comes with 3 year parts and labor warranty
 Overall height of sign is 80' from grade to top of sign
 Includes excavation of spread footing, concrete, steel pipe, rebar and installation



PHONE: 636.390.8455
 FAX: 636.390.8456

540 Vassbink Dr.
 Washington, MO 63090
 www.ziglsigns.com

Customer: Wallis Co.
 Job/Est. #: 32559
 Contact: Greg Portell
 Salesperson: Garrett Newhouse
 Project: Dirt Cheap High Rise
 Drawn By: GN
 File Number: 32559
 Date: 7-08-2021

Signature Approval

Optional approval of all drawings is to be given prior to production begins.

Date of Approval

This drawing and all measurements thereof are the property of Zigl Signs and may not be reproduced, duplicated, or used in any way without written consent from Zigl Signs.

Revisions

Rev 1: 04/21/22

Rev 2:

Rev 3:

Rev 4:

Drawing #:



City of Salem
400 N. Iron St.
Salem, MO 65560

Phone (573) 729-4811

Fax (573) 729-5371

Board of Adjustment Request for Appeals/Variance

Date: 3/24/2022

Petitioner Information C/O AT&T WIRELESS

Name: NETWORK REAL ESTATE LLC

Mailing Address: 5055 HWY N

City St Zip: COTTONVILLE, MO 63304

Phone: 314-229-5410

Owner Information (if different)

Name: SHERMAN O'DON

Mailing Address: 1702 DOSS RD

City St Zip: SALEM, MO 65560

Phone: 573 729 1159

Action requested:

The undersigned hereby petitions the Board of Adjustment of the City of Salem, Missouri, to issue an appeal to the decision of the Building Inspector or a variance to the Zoning Ordinances of the City of Salem.

Site Information:

Location of Property (provide address and general vicinity)

1702 DOSS RD SALEM, MO 65560

Legal Description of Property and copy of plat (can be obtained at the Dent County Recorder's Office)

SEE ATTACHED

Property Zoning COMMERCIAL Adjoining Zoning COMM ^{located} S COUNTY W COMM N COMM

Present Use of Property:

COMMERCIAL

Appeal or Variance Requested:

REQUESTING A HEIGHT VARIANCE TO

CONSTRUCT A NEW AT&T COMMUNICATION

TOWER TO HEIGHT OF 175'

THIS HEIGHT IS NECESSARY FOR TOWER TO
PROVIDE NEW AT&T WIRELESS COVERAGE INTO
DOWNTOWN AREA OF SALEM.

Names/s, Addresses, and Phone #'s of property owners that adjoin said premises:

Name/s	Address	Phone #
SHERMAN R. Odom	PO Box 526	573-729-1159
MARSHA E. Odom	SALEM, MO 65560	573-729-1952

I hereby certify that all the information is true and accurate.

Owner/s

NETWORK REAL ESTATE LLC
COLUMBIA, MO
Applicant s *See Below*

FOR OFFICE USE ONLY*****

Filed in the office of the City Clerk _____
Submitted to the P & Z Commission _____
P & Z Recommended to Council _____
P & Z Adverse Reports _____
Written Protest to City Clerk _____
Commission Public Hearing set for _____
(15-day notice required to be published before hearing)
Public Hearing advertised on _____
Property owners adjoining said premises notified by regular mail _____
BILL NO _____ ORDINANCE NO _____
Effective date of permit _____

Notice of Rezoning Public Hearing

Notice is hereby given that the Planning & Zoning Board of Commissioners of the City of Salem, Missouri will hold a Public hearing on Monday, _____, 2021 : _____ P. M. in the City Hall Council Chambers, 202 N. Washington.

All interested persons will be given the opportunity to be heard on the following zoning matter:

Conditional Use of _____
on the property located at _____



400 N. Iron Street, Salem, Missouri 65560
(573) 729-4811 Fax (573) 729-5371
www.salem-mo.com

March 17, 2022

Glen Klocke
Network Real Estate LLC
5055 Hwy "N" Suite 200
Cottleville, MO 63304

Mr. Klocke,

After reviewing your plans and application for the proposed Tower to be located at 1702 Doss Rd. I am unable to approve the permit for the following reason(s):

1. The 175' height of the proposed structure exceeds the height regulations for commercial districts as detailed in Section 405.290 of Salem City Code.

If you are unsatisfied with this decision, an appeal can be made to the Board of Adjustment for a variance from the literal provisions of the zoning ordinance by filing an application provided at the Administration Offices.

Thank you.

Jarred Brown
Building Inspector

 DOCUMENT PAGE 49 OF 50

 SHEET NUMBER
 1 OF 2



1. BUREAU FILES Ind. A SEARCH WAS MADE BY MR. JOSEPH W. DEMPSEY, JR., ON THE RECORDS OF THE BUREAU AND RESULTS OF SEARCH, HOWEVER, REVEAL NO RECORD, AND THE RESULTS OF SEARCH, HOWEVER, REVEAL NO RECORD, AND THE RESULTS OF SEARCH, HOWEVER, REVEAL NO RECORD.

CERTIFICATION:

I HEREBY CERTIFY THAT A SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE CORNER OF THE LEASE AREA, AND ASSIGNED EASEMENT, EMINES HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

BENCH MARK
Top of 1/2" Iron Bar w/
Central Cap at CP-1
Elevation = 1130.184

PROPOSED CELL TOWER DATA
Center of Tower
Lat 37.574790° North
Long 97.217195° West

Ground Elevation = 1174ft

WATERBORNE WATER LINE
 WATERBORNE TELEPHONE LINE
 WATERBORNE SEWER LINE
 BENCH MARK
 CONTROL POINT

LEGEND

LA

LOVELACE & ASSOCIATES

Lead Surveying • Lead Planning
Educational • Public Works

973 SE 1st Street, 1st Floor, Miami, FL 33131
Phone: (305) 347-9979 Fax: (305) 347-9979

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EXTOM

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6. PROSEUNT 17

[illegible]

Schedule B is information

THE CASEWORKERS' AND RIGHTS OF WOMEN

4-1. Document by Jack L. Vanders and Harold Kautler, husband and wife, to City of Salem, Missouri, a marriage certificate, Docket April 62, 1966. Received April 11, 1966.
Book 172, Page 72
Index: Family Line Extension (Docket 4 missing, not shown here)

Notes

Boundary shape factors are referenced to Ohio North of the Western State Park Coordinate System of 1983 (NAD 83) (7811-1033). East Zone. National datum alteration of 3 meters has shifted the NAD 83 coordinates.

THE DUTY OF THE SECOND

[illegible][illegible]

EXHIBIT DESCRIBING THE AREA AS SHOWN

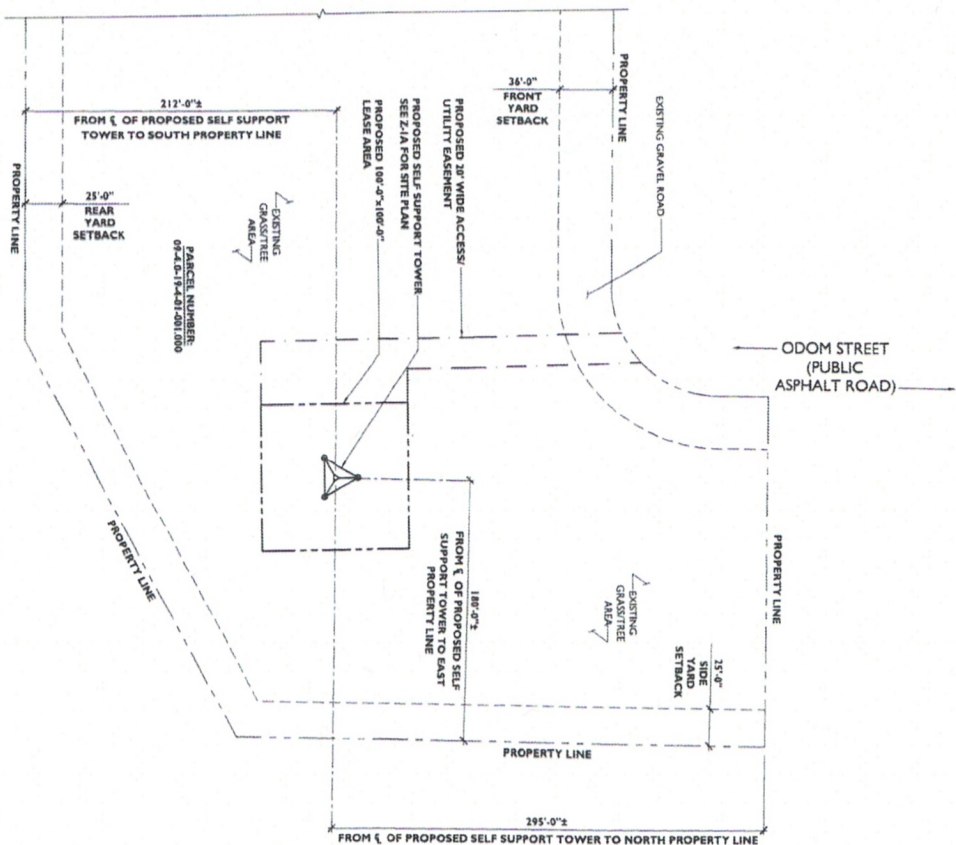
Figure 6

[illegible]

ANALYSIS OF THE DATA

[illegible]

OVERALL SETBACK AND SITE PLAN



SCALE 1" = 80'-0"

SHEET NUMBER
Z-1

OVERALL SETBACK
AND SITE PLAN

SHEET NAME

SITE ADDRESS
1701 DOGS ROAD
SALEM, MO 65560

SITE NO.
MO2273

SITE NAME
SALEM MO SE

SITE NAME

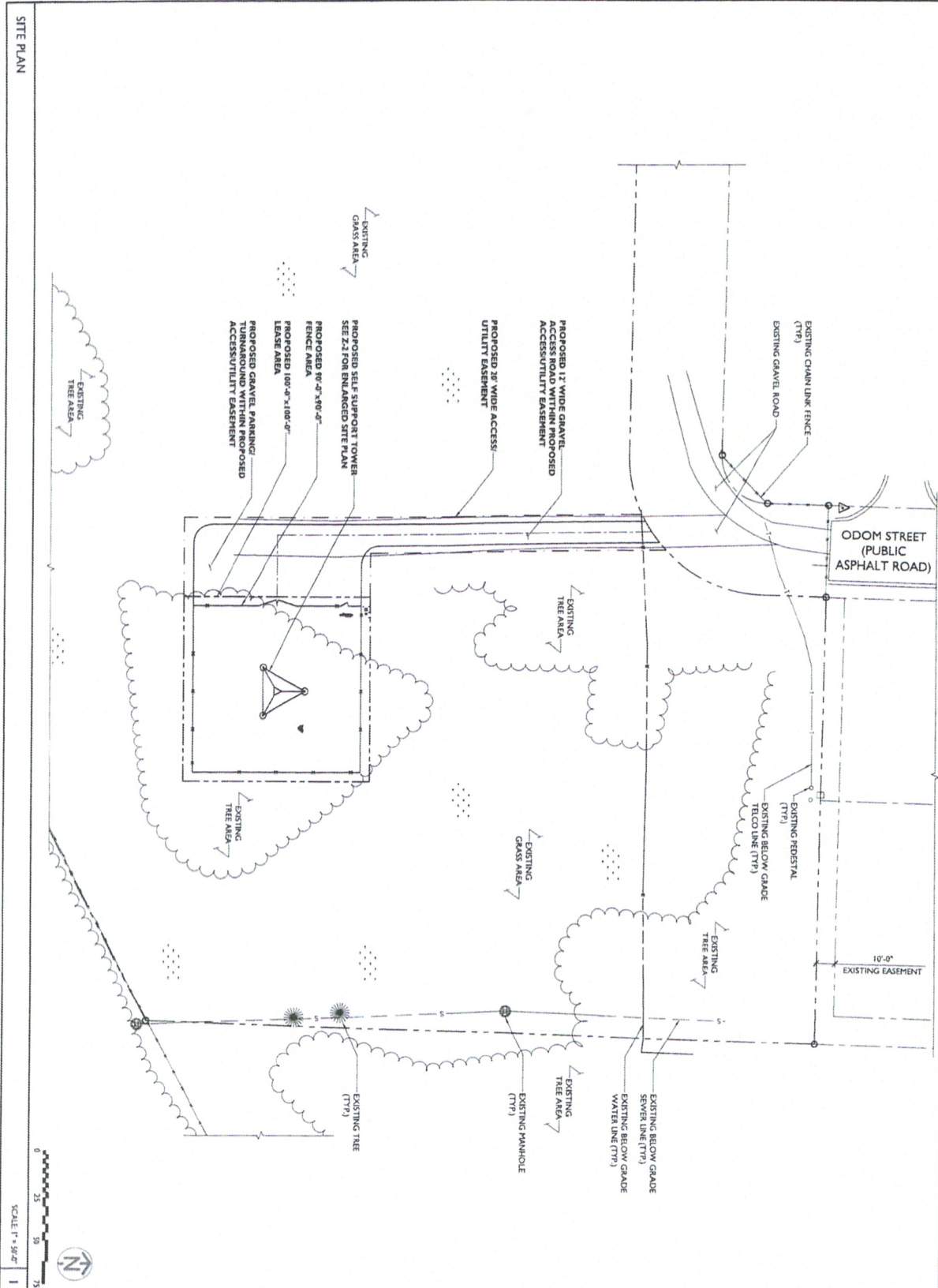



#	DATE	DESCRIPTION	INT.
1	11/19/21	PRELIM. ZONING	JW
2	1/12/22	FINAL	EC

FULLERTON
1100 E. WOODFIELD ROAD, SUITE 500
SCARLETT, ALABAMA 36573
COMMERCIAL ENGINEERING
www.fullertonengineering.com




at&t
1730 OLIVE BLVD
CREVE COEUR, MO 63114






12930 OLIVE BLVD
CHRYE COBLER, MO 63114




5555 Hwy N, Suite 200
St. Charles, MO 63304



1100 E. WOODFIELD ROAD, SUITE 500
SCHLAUSBURG, ILLINOIS 60173
TEL: 631.708.8400
www.fullerton-engineering.com

#	DATE	DESCRIPTION	BY
1	11/19/21	PRELIM ZONING	FW
2	1/21/22	FINAL	EC



SITE NAME
SALEM MO SE

SITE NO.
MO2273

SITE ADDRESS
**1782 DODD ROAD
SALEM, MO 65560**

SHEET NAME
SITE PLAN

SHEET NUMBER
Z-1A



5055 Hwy N., Suite 200



FULLERTON
1100 E. WOODFIELD ROAD, SUITE 500
SCHLAUFBURG, ILLINOIS 60177
TEL. 847-908-8400
COAX E3019038761
www.FullertonEngineering.com



#	DATE	DESCRIPTION	INT
A	1/1/92	PELUP, ZONING	IV
0	1/21/92	FINAL	EC

SALEM MO SE

SITE NO.

MO2273

SITE ADDRESS

SHEET NAME

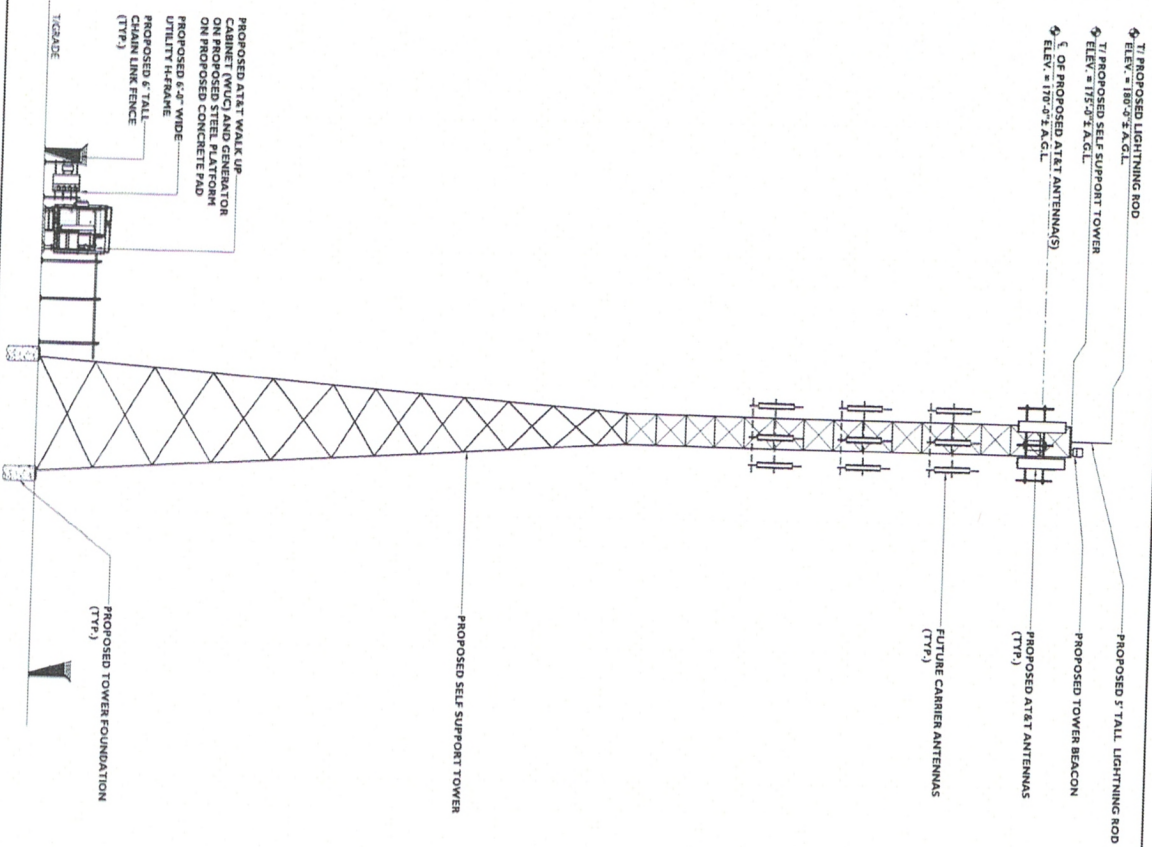
ENLARGED
SITE PLAN

SHEET NUMBER

Z-2

PROJECT# 2021.0005.0018

TOWER ELEVATION



13370 OLIVE BLVD
CREVE COEUR, MO 63141



5055 Hwy N, Suite 200
St. Charles, MO 63304



1100 E. WOODFIELD ROAD, SUITE 500
SCHAEFFERBURG, ILLINOIS 60173
TEL: 847-708-8400
www.fullertonllc.com

#	DATE	DESCRIPTION	INIT
A	11/19/21	PRELIM ZONING	JW
D	12/17/22	FINAL	EC



SITE NAME

SALEM MO SE

SITE NO.

MO2273

SITE ADDRESS

1702 DOSS ROAD

SALEM, MO 65560

SHEET NAME

TOWER
ELEVATION

SHEET NUMBER

Z-3

PROJECT# 2021-0005-0018

Dent County Online GIS

Cell Tower Site



Dent County makes every effort to produce and publish the most current and accurate information possible. This data is provided "as-is" without warranty or any guarantee of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The county makes no warranties, express or implied, as to the use of this data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts any limitations of this data, including the fact that the data is dynamic and is in a constant state of maintenance, correction and update.