

**MINUTES  
CITY OF ELGIN BOARD OF ADJUSTMENTS  
SPECIAL MEETING  
MONDAY, APRIL 20, 2022 – 6:30 P.M.**

**I. CALL TO ORDER - ROLL CALL:** The Chair called the meeting to order at 6:30 P.M. at the Chamber of Commerce, Board Room, located at 114 N. Central Ave., Elgin, TX U.S.A.

**BOARD PRESENT:** Chair Regan Dumbeck, Franklin Boettcher, Darren Mogonye (Junior Alternate), and Shifon McShan.

**BOARD ABSENT:** Ruby Simms & Vice-Chair Stephen Kylberg (Senior Alternate).

**STAFF PRESENT:** David Harrell, Development Services Director

**II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS:** No members of the public were present to speak.

**III. CONSENT AGENDA**

1. November 15, 2021, Minutes.

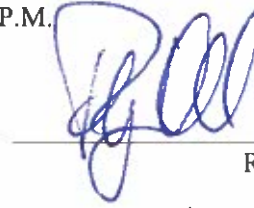
On a motion by Franklin Boettcher, seconded by Shifon McShan, the Board voted unanimously (4-0) to approve the Minutes.

**IV. NEW BUSINESS**

1. Project #202200051: Sign variances from Section 32-216 to reduce the setback of a proposed freestanding sign from ten (10) feet to one (1) foot from side property line & Section 32-217(3)(b) to allow for a thirty-two percent (32%) increase in the proposed sign area for a freestanding sign located at 298 Upper Elgin River Rd. (A59 STANDIFER, ELIZABETH, ACRES 61.211).
  - A. Staff Presentation – David Harrell read the report into the record.
  - B. Applicant Presentation – Todd Swanson, representative of the applicant, indicated he needed the sign to promote commercial activity and indicate the present signage is too small.
  - C. Open Public Hearing - The public hearing was opened at 6:35 P.M. with no members of the public to speak on the item.
  - D. Close Public Hearing – The public hearing was closed at 6:35 P.M.
  - E. Discussion - There was a brief discussion by the Board and City Staff regarding location, height, and size of the future sign.
  - F. Consideration - Regan Dumbeck made a motion to approve the item, seconded by Darren Mogonye, the Board unanimously voted four (4) to zero (0) to approve Project #202200051.

**ANNOUNCEMENTS:** None.

**ADJOURNMENT:** Darren Mogonye made a motion to adjourn the meeting, seconded by Franklin Boettcher, the Board unanimously voted four (4) to zero (0) to adjourn at 6:41 P.M.



Regan Dumbeck, Chair

Attested: Melissa Lipiec  
Melissa Lipiec, Secretary

On a motion by F. BOETTCHER, seconded by SH MCSAAN the foregoing instrument was passed and approved this 1<sup>st</sup> day of August 2022.