



BOARD OF ADJUSTMENTS

JUNE 5, 2026

**MINUTES BOARD OF ADJUSTMENTS
REGULAR MEETING
JUNE 5, 2026**

The Helena Board of Adjustments met in a regular meeting on Friday, June 5, 2026, at 8:00am in the Helena Municipal Building, regular time and place for holding said meetings.

1. **Scott Hassler** called the meeting to order at 8:04am
2. **Scott Hassler** led the prayer.
3. **Jeff Latham** led the Pledge of Allegiance.

4. Roll Call

Present:

Members: Scott Hassler, Sean Dassau (came in at 8:10am), Jim Wathen, Chris Copeland and Jeff Latham

Absent: None

Visitors: See attached list

There was a quorum, and the meeting was open for business.

5. Minutes Approved/Corrected from Prior Meeting(s)

Minutes from the 5/15/2026 were presented at the meeting and Jim Wathen made a motion to approve the 5/15/2026 minutes with a second from Chris Copeland. The following votes were cast:

AYE: Jim Wathen, Scott Hassler, Jeff Latham, Chris Copeland and Sean Dassau.

NAY: None

Motion carried.

6. Communication from Council

Jeff McDaniels council liaison did not have any communication from the city council.

7. Hearing of applications

1. Reconsideration to Approve/Deny variance request-4969 Highway 17-B-2-Russell Pate requesting a for a pole sign which is 30 feet to be seen over the O'Reilly's Auto Parts.

The request is a variance of 16 feet as the current sign is 14 feet. Keith Martin stated that the 30-foot sign request is well over the current sign ordinance for B-2 which allows for an 8-foot tombstone sign.

Russell Pate was present to present the information to the board and residents. There was discussion about the size of signage in other municipalities and that this sign would not be out of place given the other signage in the area. Time was given for community feedback, and nothing was submitted regarding opposition to this request.

Mayor Billy Rosener addressed the committee, and he stated that as a public official he is allowed to present the city's position with regard to this request. This is non-conforming and we are aware of this. We are currently working on updating the zoning ordinance and sign regulations are a part of that. We are doing a disservice to our community if we do not look at approving the variance. It is a national brand, and public interest is positive and will be a benefit to revenues within our city and could possibly bring more national brands to our area. If this variance is denied it could potentially give the city a black-eye as not open to or welcoming to the business community. Chris Copeland stated that the benefits to approving the sign variance far outweigh the negatives.

Public Comment:

1. Trish Rushing-155 River Oaks Drive- She stated that she agreed with what the Mayor said and that this is a reputable brand and would be a great resource for remote work. She stated that we do not have a local sit-down coffee shop and this would fill a need.
2. Tom Stansbury-146 Cedar Bend Drive-Highway 17 speed limit is 35 mph and there does not need to be a large 30-foot sign for people to see the logo. This is an eyesore and once you start giving out variances you tend to get more requests for them. This is a convenience and not good long term for the City.

Scott Hassler then stated that this was consistent with the last meeting and that the vast majority of the signage along Highway 17 is non-conforming to the ordinance and that is not a citizen's job to make sure that all the signs are conforming to but the City's.

Scott Hassler then brought up the 4 guidelines in which the board must make their decision on a variance (page 192) and each point was read. The point was brought up that if there was a Starbucks in that location, traffic would be an issue regardless of the size of the sign. The board determined that all 4 guidelines were met. There being no further discussion, Jeff Latham made a motion to approve the sign variance with a second from Chris Copeland. The following votes were cast using a roll call vote:

AYE: Jim Wathen, Scott Hassler, Jeff Latham, Chris Copeland and Sean Dassau.

NAY: None

Motion carried.

There was a request that this variance be granted on the condition that the variance stays with this particular business and does not stay with the property. A letter will be written and attached to the request as part of the permanent record.

Jeff McDaniels (council liaison) Thanked the board and the chairman and stated that he appreciated their dedication and hard work.

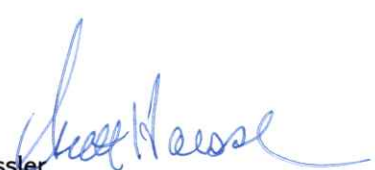
8. Unfinished Business- No unfinished business brought up at the meeting.

There being no further business Jeff Latham made a motion to adjourn the meeting with a second from Sean Dassau. The meeting was adjourned at 8:35am

ATTEST:


Kym Rollan
City Clerk

SIGNED:


Scott Hassler
Chairman Board of Adjustments