

Midway City Corporation



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TO: Midway City Council

FR: Michael Henke

RE: Item 7: Historic Sign

DT: March 3, 2026

Galen DeKemper, owner of Storyboard, formerly Fill'er Up Coffee (203 East Main), has petitioned the City Council to allow a nonconforming historic pole sign to remain even though the code will normally require the sign to be replaced with a conforming sign if a new business occupies the location. The reason the current sign is nonconforming because of the height of the sign. The current pole sign is approximately 20' tall while the code allows for a 6' maximum height. Galen is in the process of remodeling Fill'er Up Coffee to Storyboard Book and Skate and would like to start working on the sign in preparation for the new business.

The Midway City Municipal Code Section 16.21.100 Non-Conforming Signs states the following:

Certain historical signs may be exempted from the requirements of this Chapter if the City Council finds that the signs have historical significance and that removal or alteration of the sign would be detrimental to the public interest.

It is unknown how old the sign is but, from information gathered by planning staff, it has at least been in place 50 years.

The application stated the following in the application:

"We are planning to open Storyboard in the location of the old FillerUp business. The Filler Up was using the red metal lollipop sign as their primary sign during their time in the business. We heard that since over a year has passed since we purchased the property, we need this hearing to see if this sign can be "grandfathered in" for use as our sign as well. We consider the sign effective and

attractive, a historical piece, and in honoring in our refurnishing. We will have a designed logo proposed to go in the circular sign space at the meeting.”

One item to note, grandfathering the sign pole is not because of the time since the property was purchased, it is because it is nonconforming to the current code. The petition for an exemption to the City Council can be made at any time. Staff feel that the sign is historically significant for Midway and has been a fixture for many years.

If the City Council approves the “grandfathering” the pole structure, the exemption would only be for the height. A new sign will be placed on the pole which will need to comply with current code requirements and reviewed by the Visual Architecture Committee. Reasonable conditions may be placed on the approval by the City Council.

Our vision for the City of Midway is to be a place where citizens, businesses and civic leaders are partners in building a city that is family-oriented, aesthetically pleasing, safe, walkable and visitor friendly. A community that proudly enhances its small town Swiss character and natural environment, as well as remaining fiscally responsible.

