

TOWN OF GRAND CHUTE
ZONING BOARD OF APPEALS MINUTES
March 10, 2016

Members Present: Karen Petersen, Aaron Janssen, Cheryl Ulrich, Kiersten Gustafson, Dan Schultz

Members Absent: none

Also Present: Robert Buckingham, Community Development Director

1. **CALL MEETING TO ORDER AND ROLL CALL**

Chair Petersen opened the meeting at 5:30 p.m. and roll call was taken.

2. **APPROVAL OF MINUTES** – REGULAR MEETING OF FEBRUARY 25, 2016.

Motion (Janssen/Ulrich) to approve the minutes. Motion carried, all voting aye.

3. **PUBLIC HEARING #1:** VARIANCE (V-03-16) REQUESTED BY BLANCO DEVELOPMENT LLC ON BEHALF OF NATURAL HEALTHY CONCEPTS, 310 N. WESTHILL BOULEVARD, FOR A VARIANCE FROM CH. 535-107 (D)(1) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE, TO ALLOW MODIFICATION OF A PYLON SIGN THAT EXCEEDS 25 FEET IN HEIGHT AND 144 SQUARE FEET IN SIZE.

The Chair opened Public Hearing #1 at 5:32 p.m.

Rod Fredrickson, Appleton Sign Company, spoke on behalf of the applicant and provided history on the sign at this location. He stated that the limited amount of land area between the parking lot and the front property line restricts placing a sign anywhere other than the location of the existing pylon. The current sign was installed before the applicant purchased the property. The applicant wishes to upgrade the sign and add an electronic message center. In keeping with Town policy regarding nonconforming signs, the applicant presents a plan for a modified sign at a reduced height and smaller size than what exists now. The modified sign will also eliminate any encroachment beyond the right-of-way of Westhill Blvd.

Lisha Vanevenhoven, Natural Healthy Concepts, noted that the new cabinets will use LED lighting.

Motion (Gustafson/Janssen) to close Public Hearing #1 at 5:35 p.m. Motion carried, all voting aye.

4. **VARIANCE (V-03-16)** - REQUEST BY BLANCO DEVELOPMENT LLC ON BEHALF OF NATURAL HEALTHY CONCEPTS, 310 N. WESTHILL BOULEVARD, FOR A VARIANCE FROM CH. 535-107 (D)(1) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE, TO ALLOW MODIFICATION OF A PYLON SIGN THAT EXCEEDS 25 FEET IN HEIGHT AND 144 SQUARE FEET IN SIZE.

Director Buckingham provided the findings of fact in support of granting a variance as requested. He noted that the current sign structure was built under permit from a past Sign Code. The effect of granting a variance now will be to characterize the sign as nonconforming to the current Sign Code.

Motion (Ulrich/Schultz) to approve the Variance (V-03-16) requested by Blanco Development LLC, on behalf of Natural Healthy Concepts, 310 N. Westhill Blvd., to modify an existing sign to be at a height of 30'-0" and a size of 171 sq. ft. Motion carried, all voting aye.

5. **ADJOURNMENT**

Prior to adjourning, Director Buckingham noted that at its April 14, 2016 meeting, the Board would hear an appeal of a decision by the Town Board regarding denial of a special exception.

Motion (Janssen/Ulrich) to adjourn the meeting at 5:39 p.m. Motion carried, all voting aye.

Respectively submitted,
Tracy Olejniczak,
Community Development Secretary