

TOWN OF GRAND CHUTE
ZONING BOARD OF APPEALS MINUTES
June 25, 2015

Members Present: Karen Petersen, Aaron Janssen, John Weber, Cheryl Ulrich

Members Absent: none

Also Present: Robert Buckingham, Community Development Director

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

Meeting was opened at 5:30 p.m. and roll call was taken.

2. **APPROVAL OF MINUTES** – REGULAR MEETING OF APRIL 30, 2015.

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

3. **PUBLIC HEARING #1:** VARIANCE (V-03-15) REQUESTED BY MENARDS, INC., 5110 W. INTEGRITY WAY, FOR A VARIANCE FROM CH. 535-107 (D)(1) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE, TO ALLOW MODIFICATION OF A PYLON SIGN IN THE COMMUNITY CENTER SIGN DISTRICT THAT EXCEEDS 25 FEET IN HEIGHT AND 144 SQUARE FEET IN SIZE.

Chair Petersen opened Public Hearing #1 at 5:31 p.m.

Tim Cullen, TLC Sign Company, spoke on behalf of the applicant. He noted that the existing message center has an outdated lighting system, which the owner would like to replace new LED message center. He referenced a variance that was granted for the Fox River Mall message center sign and stated his opinion that the Menards request has the same characteristics. He acknowledged that the internal components of the sign could be replaced with LED technology, but the applicant believes it would be less appealing.

Board member Janssen noted that the substantial difference in height of the Menards sign and the Fox River Mall sign undermines the argument that the 2 cases share the same characteristics. In response to a question from Board member Janssen, Mr. Cullen stated that the Menard's sign on the McCarthy road frontage is illuminated but does not contain a message center.

Director Buckingham gave background information, noting the options Town staff provided that could have garnered support for a variance. None of those options were accepted by the owner.

Motion (Weber/Ulrich) to close Public Hearing #1 at 5:43 p.m. Motion carried, all voting aye.

4. **VARIANCE (V-03-15)** - REQUEST BY MENARDS, INC., 5110 W. INTEGRITY WAY, FOR A VARIANCE FROM CH. 535-107 (D)(1) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE, TO ALLOW MODIFICATION OF A PYLON SIGN IN THE COMMUNITY CENTER SIGN DISTRICT THAT EXCEEDS 25 FEET IN HEIGHT AND 144 SQUARE FEET IN SIZE.

Motion (Janssen/Ulrich) to deny the Variance (V-03-15) requested by Menards, Inc., 5110 W. Integrity Way, to modify an existing pylon sign in the Community Center Sign District that exceeds 25 feet in height and 144 square feet in size. Motion carried, all voting aye.

Director Buckingham stated that the applicant could file a new variance request for the sign if the request presented a different design or arrangement from what was requested for V-03-15.

5. **ADJOURNMENT**

Motion (Weber/Janssen) to adjourn the meeting at 5:46 p.m. Motion carried, all voting aye.

Respectively submitted,

Tracy Olejniczak
Community Development Secretary