

TOWN OF GRAND CHUTE  
**ZONING BOARD OF APPEALS MINUTES**  
Thursday, September 10, 2015

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

Also Present: Robert Buckingham, Community Development Director; Mike Patza, Town Planner; Karen Weinschrott, Town Clerk (audience attendance = 4)

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

Chairperson Petersen called the meeting to order at 5:30 p.m.

2. **APPROVAL OF MINUTES** – REGULAR MEETING JUNE 25, 2015.

**Motion (Ulrich/Janssen) to approve the minutes. Motion carried unanimously.**

3. **PUBLIC HEARING #1**

VARIANCE (V-04-15) REQUESTED BY KAPPA HOSPITALITY LLC, ON BEHALF OF TAJ MAHAL INDIAN CUISINE & LOUNGE, 3025 W. COLLEGE AVENUE, 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 Peterson opened Public Hearing #1 at 5:32 p.m.

Jesse Singh, 3025 W. College, Kappa Hospitality, explained to the Board that he would like the electronic message unit board for better exposure and advertising.

**Motion (Janssen/Ulrich) to close Public Hearing #1 at 5:34 p.m. Motion carried unanimously.**

4. **VARIANCE (V-04-15)**

Request by Kappa Hospitality LLC, on behalf of Taj Mahal Indian Cuisine & Lounge, 3025 W. College Avenue, 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.

Director Buckingham provided an analysis of the non-conforming sign stating there are three sign cabinets on the existing pylon. The applicant proposes to maintain the upper cabinet, remove the middle cabinet, and replace the bottom cabinet/reader board with a smaller EMU. The height will remain unchanged and the total size of all signage will be reduced to 193.4 sq. ft. Staff finds in favor of granting this variance and recommends approval.

**Motion (Ulrich/Weber) to approve V-04-15. Motion carried unanimously.**

5. **PUBLIC HEARING #2**

VARIANCE (V-05-15) REQUESTED BY ANCHORBANK FSB, ON BEHALF OF MEIJER STORES LP, 3801 N. RICHMOND STREET, FOR A VARIANCE FROM CH. 535-107 (D)(1) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE, TO ALLOW A NEW PYLON SIGN IN THE COMMUNITY CENTER SIGN DISTRICT THAT EXCEEDS 25 FEET IN HEIGHT AND 144 SQUARE FEET IN SIZE.

Chair Peterson opened Public Hearing #2 at 5:36 p.m.

Jim Ostrowski, Real Estate Agent for Meijer Stores, stated he did a site line study for the sign. He provided a diagram of area signs to include Marion University, a Shell Station, and the Fox River Mall area. When traveling on I41 and STH 47, a taller, larger sign would alert travelers where to exit to get to the Meijer gas station. Mr. Ostrowski stated it is very important to have as much visibility as possible. He stated they would be consistent with other signs in the area.

**Motion (Weber/Ulrich) to close Public Hearing #2 at 5:41 p.m. Motion carried unanimously.**

6. **Variance (V-05-15)**

Request by AnchorBank FSB, on behalf of Meijer Stores LP, 3801 N. Richmond Street, for a variance from Ch. 535-107 (D)(1) of the Town of Grand Chute Municipal Code, to allow a new pylon sign in the Community Center Sign District that exceeds 25 feet in height and 144 square feet in size.

Director Buckingham commented on the good partnership with Meijer representatives stating it is a good team effort and the Town is looking forward to facilitating their entry into the market. However, he could not support this variance request. Dir. Buckingham reported on the differences on sign sizes in the Town, many of which were constructed prior to Town sign ordinances were in effect. He read the six Findings of Fact and stated that staff is in opposition to granting this variance. The recommendation to the Board is for denial of this request.

Board member Janssen asked if the Marion University sign is in Appleton. Dir. Buckingham replied that it is located in Appleton. Janssen's next question was related to the size of the development and whether or not the sign could be located further west.

Dir. Buckingham stated that there are options and he intends to work with the applicant on other alternatives. He added that a multi-tenant sign could be 40' in height.

**Motion (Ulrich/Janssen) to deny V-05-15. Motion carried unanimously.**

Dir. Buckingham welcomed new ZBOA member Kiersten Gustafson to the Board. He also introduced newly-hired Town Planner Mike Patza.

7. **ADJOURNMENT**

**Motion (Janssen/Ulrich) to adjourn at 5:52 p.m. Motion carried unanimously.**

Respectfully Submitted,

Karen L. Weinschrott  
Town Clerk