

TOWN OF GRAND CHUTE
1900 W. Grand Chute Blvd.
BOARD OF APPEALS
Regular Meeting Minutes

Thursday, December 10, 2011

MEMBERS PRESENT: Chairperson Karen Petersen, Van Callies, Aaron Janssen, Cheryl Ulrich, John Weber

MEMBERS ABSENT: None

ALSO PRESENT: Robert Buckingham, Community Development Director, and other interested parties. (Audience attendance = 7)

1. CALL TO ORDER AND ROLL CALL

Chairperson Petersen opened the meeting at 5:30 p.m. Roll call was taken with all members present.

Chairperson Petersen announced that Cheryl Ulrich is now a permanent voting member of the Board. She has been appointed to fill the unexpired term of Tom Manley who resigned following his move into the City of Appleton.

2. APPROVAL OF MINUTES – REGULAR MEETING AND PUBLIC HEARING OF NOVEMBER 10, 2011.

Motion (Callies/Ulrich) to approve the minutes of the Regular Meeting and Public Hearings of November 10, 2011. Motion carried, all voting aye.

3. **PUBLIC HEARING #1**– V-17-11 REQUESTED BY VISION HOSPITALITY LLC, DBA BEST WESTERN FOX VALLEY INN, 3033 W. COLLEGE AVENUE, FOR A VARIANCE FROM SEC. 27.15 (6)(C)(1)(A) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE, TO MODIFY AN EXISTING SIGN ON A PROPERTY IN THE CL COMMERCIAL LOCAL DISTRICT THAT EXCEEDS A HEIGHT OF 25 FEET AND A SIZE OF 144 FEET.

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

Bob Sanghi, owner of the Best Western Fox Valley Inn, explained his request was to allow him to replace the existing manual reader board with an electronic message unit.

Commissioner Janssen asked if in addition to adding the electronic sign, the request is to raise the height of the sign.

Mr. Sanghi stated that the existing pylon would remain at its current height.

Commissioner Callies asked for confirmation that the signage on the pylon is already largely than what code allows, and that the variance, if granted, would add even more size to the signage.

Director Robert Buckingham confirmed that to be the case.

Commissioner Callies asked if the owner is required to have both the Fox Valley Inn and Best Western sign cabinets.

Mr. Sanghi said it was mandatory as a franchisee of Best Western to have both signs.

Director Buckingham explained the complexity of this request, because we are dealing with a sign pylon that is greater than the allowed height, and 3 sign cabinets that comprise almost double the size allowed by code. The request to modify a sign with a height of greater than 25' is supportable in that granting a variance would recognize the existing sign as being of record as a legal non-conforming structure. He advised that the request to increase the total sign size even larger is not supportable, as it is not a hardship created by code. Rather, the condition was created over time as signage was added and enlarged to the point we are at now. He explained that the Board can only take action on the variance as requested by the applicant. However, the Board does have the option to hold open the public hearing to a future meeting. In the meantime, if the applicant was willing to work with staff on an alternate signage plan that would reduce overall signage size while still allowing the addition of the electronic message unit, a revised request could be presented and aired in the same hearing proceedings.

Commission members asked the applicant about various signage arrangements that might be a more acceptable variance request.

Director Buckingham said his strong recommendation to the Board would be to not approve any variance request that would increase total signage size to greater than what exists now. The preference would be to see a reduction in that overall size.

Chair Petersen asked Mr. Sanghi if he would like the Board to keep the public hearing open to a future meeting so that he might submit a revised variance request.

Mr. Sanghi replied that he would, and that he would ask for guidance on what might be an approvable variance request. Director Buckingham advised that staff would work with him on an acceptable request.

Motion (Callies/Janssen) to continue Public Hearing #1 for the Best Western Fox Valley Inn at the Board's January 12, 2012 meeting. Motion carried, all voting aye.

4. V-17-11 REQUESTED BY VISION HOSPITALITY LLC, DBA BEST WESTERN FOX VALLEY INN, 3033 W. COLLEGE AVENUE, FOR A VARIANCE FROM SEC. 27.15 (6)(C) (1)(A) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE, TO MODIFY AN EXISTING SIGN ON A PROPERTY IN THE CL COMMERCIAL LOCAL DISTRICT THAT EXCEEDS A HEIGHT OF 25 FEET AND A SIZE OF 144 FEET.

No action taken as the Public Hearing for this variance request will be continued at the Board's January 12, 2012 meeting.

5. **PUBLIC HEARING #2**-V-18-11 REQUESTED BY KOLOSSO ENTERPRISE LP, DBA KOLOSSO CHRYSLER JEEP DODGE, 2701 W. LAWRENCE STREET FOR A VARIANCE FROM CHAPTER 27.05 (7)(G) OF THE TOWN OF GRAND MUNICIPAL CODE, TO ALLOW A BUILDING ADDITION WITHIN THE REQUIRED 35 FOOT FRONT YARD SETBACK.

Chairperson Peterson opened Public Hearing #2 at 5:40 p.m.

Dave Erdman, Keller Structures, spoke on behalf of the applicant in explaining the variance request. The planned building addition would be equal in size to the existing structure. There is no viable option to expand any way other than eastward, which would require that front and rear walls both be extended in that direction. The existing structure has a front setback of 26'. The variance is requested to permit the same setback for the building addition.

Motion (Weber/Callies) to close Public Hearing #2 at 5:45 p.m. Motion carried, all voting aye.

6. V-18-11 REQUESTED BY KOLOSSO ENTERPRISE LP, DBA KOLOSSO CHRYSLER JEEP DODGE, 2701 W. LAWRENCE STREET FOR A VARIANCE FROM CHAPTER 27.05 (7)(G) OF THE TOWN OF GRAND MUNICIPAL CODE, TO ALLOW A BUILDING ADDITION WITHIN THE REQUIRED 35 FOOT FRONT YARD SETBACK.

Motion (Janssen/Ulrich) to approve Variance V-18-11 requested by Kolosso Enterprise LP, dba Kolosso Chrysler Jeep Dodge, to construct a building addition at 2701 W. Lawrence Street with a front yard setback of less than 35 feet. Motion carried, all voting aye.

7. Adjournment.

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

Respectively submitted,

Tracy Olejniczak