

MINUTES
ZONING BOARD OF ADJUSTMENT
MARCH 4, 2014
5:30 P.M.
CITY HALL COUNCIL CHAMBERS

Present: Allen Harvey, Rochelle Conway, Larry Wolf, and Jane Reischauer

Excused: Jim Edgmond

Staff Present: Andrew Fangman, City Planner
Stephanie Oien, Office Coordinator, Community Development

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

Minutes: Conway motioned to approve the minutes from the November 25, 2013, meeting; seconded by Reischauer. All ayes, motion carried.

Appeal Case No. 916, filed by Douglas Vander Linden, to construct a 40'x60' storage building at 3019 Allen Street. Per City Code 10-19-1(B)(2), accessory building space cannot exceed 1,440 sq. ft. Douglas and Tibe Vander Linden were present and chose to table their request until the April meeting in hopes that all board members would be present.

Appeal Case No. 917, filed by Craig Utley with Team Staffing Solutions, to install a monument style lit sign with a LED message center beneath at 109 Lake Park Blvd. The proposed ground sign will not meet the required setback of 10 feet from the property line. Craig Utley, 2205 Stonebrook Drive, was present to discuss the request. Mr. Utley explained that the parking lot at this location is very tight. To meet City Code for the sign it would have to be placed in the parking lot which would cause them to break up much of the lot and driveway. Currently there are bushes in front of the business where he would like to place the sign. The plan includes removing these bushes and replacing them with a sign running parallel to Lake Park Boulevard. Harvey asked what the height of the sign would be from the ground. Mr. Utley replied from the ground to the top of the sign would be approximately 6 feet. Harvey questioned if the sign would block the line of sight from Grand Avenue. Utley responded that the sign will center on the building and cars in the parking lot should hinder the line of sight more. Harvey asked if the sign would be similar to that of TEMP Associates on Second Avenue. Utley noted that it would be similar but on a reduced scale – more reserved. Utley added that the EMC portion of the sign would be limited to alpha and numeric messages displayed in red or Amber. The text will also move slowly. Fangman noted that staff found the proposal favorable and supported a condition to restrict the display to red or Amber on a black background. Harvey asked if the sign would be a monument or post style. Utley explained that they were still getting quotes but the plan is for a continuous sign from the ground level up. He added that the sign will be on posts but then wrapped in a “skirt”. The sign will be set back from the sidewalk 4 feet. Wolf motioned to approve the request with the provision that the final sign does not deviate from the sign presented; seconded by Conway. All ayes, motion carried.

Adjourned.

Respectfully Submitted,

ATTEST:

Steve Boka, Secretary
Director of Community Development

Allen Harvey
Chairperson