

MINUTES

ZONING BOARD OF APPEALS MEETING TUESDAY, DECEMBER 18, 2018 - 5:15 PM Planning - Engineering Conference Room City Hall

- 1) Call meeting to order.
The Meeting was called to order by Chairman D. Orth at 5:15 PM.
- 2) Roll Call.
The Roll Call was conducted.
- 3) Approval of the Minutes from the May 19, 2015 board meeting.
The following action was taken.

Motion by: J. Mrotek
Seconded by: H. Zimmerman
Moved that: To approve
Upon Vote: The motion carried unanimously

- 4) The appeal of John Foster, Agent for, Investor's Community Bank, 4221 Michigan Avenue, Manitowoc, Wisconsin, whereby requesting a variance to Municipal Zoning Ordinance 15.450(14)(e)(3) to install an off-premise ground sign, in a B-2 Zoning District, was read.

Chairman D. Orth asked if there was any discussion from those in attendance. J. Foster reviewed the history of the property indicating that the original 1997 property development for Investor's Community Bank was located on the property known as 860 N Rapids Road. Investor's Community Bank would later acquire the property known as 4221 Michigan Avenue. The two properties are two separate parcels. The proposed future use of the 4221 Michigan Avenue property may include multiple business tenants.

Chairman D. Orth asked if the proposed 24 square foot ground sign met the allowable area requirement for the B-2, zoning district. Building Inspector, R. Schwarz, replied yes. M. Pappathopoulos confirmed that the request is for the 4221 Michigan Avenue property to install its ground sign on the 860 N Rapids Road property. Building Inspector, R. Schwarz, replied yes.

A discussion ensued by the members and the appellant regarding the sign accommodating a single tenant or multiple tenants. P. Steinbrecher offered that if the development of the property had occurred after 1997, City of Manitowoc policy may

have required a Planned Unit Development (PUD) which would have allowed the off-premise ground sign. The 1997 development pre-dated this policy. Chairman D. Orth asked if there was any additional discussion. There being none. The following action was taken.

Motion by: M. Pappathopoulos

Seconded by: H. Zimmerman

Moved that: To grant the appeal with the condition that regardless of the number of business tenants the developer will need to determine how to accommodate all of them with the allotted sign area of 24 square feet.

Upon vote: the motion carried unanimously

5) Adjournment.

Motion by: M. Pappathopoulos

Seconded by: J. Mrotek

Moved that: To adjourn

Upon vote: The motion carried unanimously

Chairman D. Orth adjourned the Meeting at 5:25 PM.

ATTENDANCE

Members Present

D. Orth

H. Zimmerman

J. Mrotek

M. Pappathopoulos

P. Steinbrecher

Members Excused

J. Wakefield

Staff Present

R. Schwarz

L. Mueller

Staff Excused

Others Present

J. Foster