

MINUTES OF THE ZONING BOARD OF APPEALS – Jan. 18th, 2011 5:15PM

MEMBERS PRESENT: Donald Orth, Jean Wakefield, Frank Rodriguez,
Howard Zimmerman, Paul Steinbrecher

MEMBERS ABSENT: Mike Pappathopoulos, Joe Mrotek

OTHERS PRESENT: Gary Keesling, Timothy Lukasek, Angie Behnke, Jim
Muenzenmeyer, Lisa Mueller

The meeting was called to order by Chairman Don Orth at 5:15pm. It was moved by Paul Steinbrecher and seconded by Howard Zimmerman to approve the minutes of the December 21st, 2010, meeting as submitted. Vote by the board was unanimous.

The appeal of Mr. Otek Sign and Textile agent for, Thrivent Financial for Lutherans, 1632 N 18th Street, Manitowoc, Wisconsin, was read.

Secretary Muenzenmeyer described for the board and those in attendance the ground sign area requirement for a multi tenant structure in a B-1 zoning district.

A discussion ensued by the board regarding allowable sign area for the multi tenant structure and if a hardship existed as the original tenant chose to occupy the majority of the allowable 24 square feet of allowable sign area.

Board members questioned why the remaining space on the current ground sign could not be used. Angie Behnke, representing Mr. Otek Sign and Textile, presented to the board letter sizes that fit into the remaining area of the current ground sign. She expressed concern that the letters would be too small and not visible to traffic. Thrivent representatives agreed and added that the property and adjacent properties were widely spaced, and that traffic moved at a faster pace on the adjacent roadway.

Jean Wakefield asked the appellants if the property owner (Dr. Heimerl) had been contacted to modify the current ground sign to accommodate both tenants. They replied he had not.

Howard Zimmerman made a motion to deny the request for an additional ground sign as appealed. Frank Rodriguez seconded the motion.

Chairman Orth asked if there was any other discussion. There being none. The motion was carried - three (3) ayes (Howard Zimmerman, Paul Steinbrecher and Frank Rodriguez) and two (2) naves (Don Orth and Jean Wakefield) to affirm the order of the Director of Building Inspection, Jim Muenzenmeyer, and deny the appeal.

There being no further business a motion was made by Paul Steinbrecher to adjourn at 5:55 pm and seconded by Jean Wakefield. Vote by the board was unanimous.

Submitted by,

Jim W. Muenzenmeyer
SECRETARY
ZONING BOARD OF APPEALS

