

The Chairman, Ted Dziurman, called the Building Code Board of Appeals meeting to order at 8:30 A.M. on Wednesday, December 6, 2000.

PRESENT:	Ted Dziurman Bill Need Bill Nelson Tom Smith Rick Kessler	Mark Stimac Ginny Norvell Pam Pasternak
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**ITEM #1 – APPROVAL OF MINUTES, MEETING OF NOVEMBER 1, 2000**

Motion by Nelson  
Supported by Need

MOVED, to approve the minutes of the meeting of November 1, 2000 as written.

Yeas: All – 5

MOTION TO APPROVE MINUTES AS WRITTEN CARRIED

**ITEM #2 – VARIANCE REQUEST. DAN HEILEMAN, HEILEMAN & SONS SIGN COMPANY, REPRESENTING DEAN SELLERS FORD, 2600 W. MAPLE,** for relief of the Sign Ordinance to replace the existing cabinet on the main ground sign, and for relief to replace the existing cabinet on the secondary ground sign.

Mr. Stimac explained that the petitioner is requesting relief to replace the existing cabinet on the main ground sign. The proposed replacement cabinet would result in a sign that is 260 square feet (130 square feet each side) in size, 42' tall and setback 3' from the right of way. Section 9.01, Table B of the Sign Ordinance limits the size of signs to 200 square feet, the height to 25' and requires a setback 30' from the right of way for a sign this size.

The petitioner is also requesting relief to replace the existing cabinet on the secondary ground sign, which would result in a sign that is 120 square feet (60 square feet each side) in size. Section 9.02.05, D, 2 of the Sign Ordinance permits only 20 square feet for a secondary sign.

Mr. Stimac further explained that because the distance between the 2 faces in the proposed sign is greater than 24 inches, as such, each side of the sign is calculated individually in the total size.

Mr. Dan Heileman of Heileman Signs, Inc., Ms. Liz Sellers and Mr. Tom Sellers of Dean Sellers Ford were present. Mr. Heileman stated that basically they wanted to update the look of the signs and actually the individual face of the replacement cabinets would be smaller than the existing signs. Mr. Heileman further stated that the

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reason they required the sign setback 3' from the right of way was to use the existing pole and help keep this dealership competitive with other dealerships around it. Mr. Sellers further added that he felt that these new signs would be more aesthetically pleasing than the existing signs.

The Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There are no written approvals or objections on file.

Chief Nelson stated due to the location of the property, he feels that there is a hardship in the placement of the sign. He did not think there was any other option for placement of the sign. Mr. Need stated that they could put in a small island, but did not believe this was to anyone's advantage.

Motion by Need

Supported by Nelson

MOVED, to grant Dan Heileman, Heileman & Sons Sign Company, representing Dean Sellers Ford, 2600 W. Maple, relief of the Sign Ordinance to replace the existing cabinet on the main ground sign, resulting in a sign that is 260 square feet (130 square feet each side) in size, 42' tall and setback 3' from the right of way; and relief to replace the existing cabinet on the secondary ground sign, which would result in a sign that is 120 square feet (60 square feet each side) in size.

- Variance is not contrary to public interest.
- Size of the individual faces of the new signs is smaller than the existing signs.
- Variance would not have an adverse effect on surrounding property.

Yeas: All – 5

MOTION TO GRANT REQUEST CARRIED

Mr. Stimac reminded the Board that the next meeting would be on Wednesday, January 3, 2001.

The Building Code Board of Appeals adjourned at 8:40 A.M.

MS/pp