

VILLAGE OF DUNDEE
ZONING BOARD OF APPEALS
Meeting Wednesday, May 20, 2015

CALL TO ORDER

Meeting opened at 7:00 P.M. by Chairman Luke Larzalere.

Roll call: Luke Larzalere present, Robert Cover present, Joe Fenner present, Rachel Scheich present, Tim Bodine present, Kyle Petee present, Mike Salib present.

Also present was Village President Ted Norris, village manager Dave Uhl, village building inspector /sign officer Gary Dahl.

APPROVAL OF AGENDA

Motion by Scheich supported by Fenner to approve agenda of tonight's meeting

APPROVAL OF MINUTES

Motion by Bordine supported by Fenner to approve the minutes of the last meeting
May 13, 2015

PUBLIC HEARING Opened at 7:05 P.M.

Variance request for installation of a pole sign for Tim Horton's in a B-2 Business District

Closed at 7:06 P.M.

OLD BUSINESS None

NEW BUSINESS

Variance request for installation of a pole sign for Tim Horton's in a B-2 Business District

Discussion held by members and building inspector/ sign officer Gary Dahl

Motion by Salib to grant this variance request of a pole sign, Section 22.03 (Table 22.01-(d) Pole Sign because it met the following criteria as required by the Village of Dundee Charter:

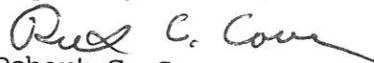
- (a) That the variance request would do substantial justice to the applicant, as well as to other property owners in the district?
- (b) A lesser variance that requested would not give substantial relief to the applicant and/or be more consistent with justice to other property owners.
- (c) That the plight of the owner is due to the unique circumstances of the property and not generally applicable in the area or to the properties in the same zoning district such as exceptional narrowness, shallowness, topography or area?
- (d) That the problem and the resulting need for a variance is not self created by the applicant?
- (e) That the variance requested is the minimum amount necessary to overcome the inequality inherent in the particular property or mitigate the practical difficulty?
- (f) The granting of the variance will not materially impair the intent and purpose of this ordinance?

Added in the motion by Salib was the request that the village planning commission take a closer look at the district in that part of town on M-50 and General Business District and Business District and the issue of corner businesses when there are two store fronts on the same property. Supported by Scheich. Roll call vote: Larzalere yes, Cover yes, Fenner no, Scheich yes, Bordine yes, Petee no, Salib yes. Motion passed.

ADJOURNMENT

Meeting adjourned at 7:32 P.M by Chairman Larzalere.

Respectfully submitted,


Robert C, Cover, Board Secretary

Nay 20, 2015