

ZONING BOARD OF APPEALS  
Monday, November 25, 2013

The City of Sturgeon Bay Zoning Board of Appeals meeting was called to order at 7:02 p.m. by Chairperson William Murrock in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members William Murrock, Jack Gigstead, Bill Chaudoir, James Goodwin, and Alternate Wayne Spritka were present. Excused: Member Andrew Starr. Also present were City Administrator Steve McNeil and Community Development Secretary Cheryl Nault.

**Adoption of agenda:** Moved by Mr. Gigstead, seconded by Mr. Chaudoir to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from June 10, 2013.
4. Public hearing: Variance request from Pro-Products, Inc., 918 S. Lansing Ave., to allow a parking area less than the required minimum distance from the street right-of-way line.
5. Consideration of: Variance request from Pro-Products, Inc., 918 S. Lansing Ave., to allow a parking area less than the required minimum distance from the street right-of-way line.
6. Adjourn.

Carried.

**Approval of minutes from June 10, 2013:** Moved by Mr. Gigstead, seconded by Mr. Chaudoir to approve the minutes from June 10, 2013. Carried.

**Public hearing: Variance request from Pro-Products, Inc., 918 S. Lansing Ave., to allow a parking area less than the required minimum distance from the street right-of-way line:** Chairperson Murrock opened the public hearing at 7:09 p.m.

Pro-Products representative Steven Hurley stated that they are requesting a variance to allow the parking area to go up to the right-of-way line. Their business is growing and needs to expand the parking lot to allow for more employees. An addition is planned and will limit the geographic area as to where to put parking spaces. There would still be approximately 10-12 feet of grass area between the edge of the parking area and curb. An additional seven parking spaces would be added. They did attempt to purchase additional property across the street, but their request was denied.

Mr. Chaudoir explained that the design of the addition, building facade, and site plan was recently approved by the IPDRT, subject to planting four trees in the tree lawn between the curb and parking area. There are also power lines above the tree lawn, so the City Forester provided them with a list of trees appropriate for that area.

Mr. Hurley was not aware of the minimum 10-foot setback from the right-of-way line in the Industrial Park and has already paved the parking area to the right-of-way line.

Mr. McNeil referred to Mr. Olejniczak's zoning administrator's report. The request is to pave the parking area up to the property line, which leaves a buffer of 10-12 feet of green space to the edge of the asphalt. The 10-foot setback only pertains to the Industrial Park. The setback in other parts of the City is 5 feet. He pointed out that the 10-foot setback was not in place in older portions of the Industrial Park. Most of those businesses are constructed right up to the right-of-way. The City has offered, during the winter time, to plow Cherry Blossom Park so Pro-Products would have a place for employees to park and keep the cars off the street during snow plowing.

Mr. Hurley added that there are 29 proposed parking spaces, and the largest shift has 28 employees. Currently, cars are parked on the street during shift changing time. That would be eliminated when using Cherry Blossom Park.

Richard Wiesner, 47 S. Neenah Ave., Alderman for District 4, spoke on behalf of residents in his district. They are not against the variance. They are hoping to get vehicles off the road to clean up the area. Another concern was where the plowed snow would be placed.

Mr. Goodwin read two letters of correspondence. The first one was from Rick Wiesner, District 4 Alderman, with concerns of parking, snow storage, and addition of more vegetation/bushes planted around the dumpster to control noise pollution from the early morning dumpster emptying.

The second letter was from Leanne Schartner, 944 S. Lansing Ave., who stated that expansion is a great thing for the community, but was concerned about the safety issues and noise that continue to grow with every expansion of Pro-Products.

Mr. Hurley responded to a few of the comments that were read in the letters of correspondence, including having the option of hauling the snow away if the snow storage became a problem.

Mr. McNeil reminded Board members that the only thing they are to act on is the variance regarding the setback.

The public hearing was declared closed at 7:35 p.m.

**Consideration of: Variance request from Pro-Products, Inc., 918 S. Lansing Ave., to allow a parking area less than the required minimum distance from the street right-of-way line:** Mr. Gigstead stated he would like to see a few more trees than what is shown on the plan.

After further discussion, it was moved by Mr. Chaudoir, seconded by Mr. Goodwin to approve the request for the parking setback, subject to the installation of at least six trees along the tree lawn area, with the input and guidance of the City Forester; and to ensure that all parking spaces shown on the plan are maintained and available for parking on all normal workdays.

The reasons given for the approval include:

1. The business is growing and located on a site that is small and on the edge of the Industrial Park near residential uses. This creates issues of congestion, noise and on-street parking that are not prevalent in other areas of the Industrial Park.
2. To avoid on-street parking, the business needs to accommodate as much onsite parking as possible.

Roll call vote. All ayes. Carried.

**Adjourn:** Moved by Mr. Chaudoir, seconded by Mr. Gigstead to adjourn. Carried. Meeting adjourned at 7:25 p.m.

Respectfully submitted,

Cheryl Nault  
Community Development Secretary