

BOARD OF APPEALS MINUTES

May 4, 2015
3:00 P.M.

Meeting Room D
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

CALL TO ORDER

ROLL CALL: Present: Jerry Lauby
Kirsten Quam
Dan Hebel
Scott Block
Alexander Fiebig
Thomas Leu

Absent: Howard Floeter
Matthew Schoenleber
John Piper

Administrative Staff: Joellyn Dahlin, Principal Planner
Doug Hoerth, Chief Inspector

Chairperson Quam declared a quorum present.

APPROVAL OF MINUTES

April 6, 2015

Motion made by Lauby to approve the minutes of the April 6, 2015 meeting of the Board of Appeals as presented.

Seconded by Hebel.

ROLL CALL VOTE: Aye - Block, Hebel, Lauby, Quam
Nay - None

Carried.

HEARINGS

205 North Bell Street (Petitioner Cindy Iwen)

Appeal No. 2015-05

Zoning Code Regulation: Chapter 720, Section 720-77.B. states where the existing use of a building is changed to a new use which requires more off-street parking than would have previously been required, such additional parking shall be provided.

Zoning Code Regulation: Chapter 720, Section 720-79.A.(1) states the minimum number of off-street parking spaces required for land uses shall be as set forth in Schedule IX.

Zoning Code Regulation: Chapter 720, Schedule IX, requires 1 space for each 200 square feet of gross floor area for a personal service establishment.

Proposal: Provide off-site parking (2 spaces) in addition to 4 on-site parking spaces to satisfy the off-street parking requirement of 6 spaces for a salon.

REVISED Proposal: Reduce on-site parking requirement from 6 spaces to 4 spaces for a salon.

Appeared in Support:

Tom Meiklejohn, Petitioner's Representative, 79 East Division Street

Motion made by Hebel to approve the reduction of required on-site parking from 6 spaces to 4 for a salon, due to the small lot size and existing conditions that do not allow development of additional parking beyond that which is already provided.

Conditions of approval shall include:

1. On-site parking shall be striped in accord with City standards, including one handicapped accessible stall.
2. The occupancy of the salon shall not exceed two stations for not more than two employees and two clients. The future addition of services and/or employees, or changes to the building to increase the availability of services, shall require the provision of additional parking guaranteed in a legally binding parking agreement for a long term commitment.
3. Signage shall be limited to one wall sign each on the west and south façades. Internal illumination shall be prohibited.

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4. Trash and recycling containers shall be confined to an outdoor area screened from public view.

Seconded by Quam.

ROLL CALL VOTE: Aye - Block, Fiebig, Hebel, Lauby, Quam
Nay - None

Carried.

ADJOURN

Motion made by Hebel to adjourn.
Seconded by Quam.

ROLL CALL VOTE: Aye - Block, Fiebig, Hebel, Lauby, Quam
Nay - None

Carried.

Meeting adjourned at 3:13 pm.

MARGARET HEFTER
CITY CLERK

MH/ke