

**PROCEEDINGS  
OF  
ZONING BOARD OF APPEALS MEETING  
OF THE  
CITY OF LOWELL  
TUESDAY, FEBRUARY 22, 2022, 7:00 P.M.**

1. **CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL.**

The Meeting was called to order at 7:00 p.m. by Mayor DeVore and City Clerk Sue Ullery called roll.

Present: Councilmembers acting as Zoning Board of Appeals Members: Cliff Yankovich, Leah Groves, Marty Chambers, Mike DeVore, and Chair Jim Salzwedel.

Absent: None.

Also Present: City Manager Michael Burns, City Clerk Susan Ullery, DPW Director Dan Cznarecki, Police Chief Chris Hurst, City Attorney Jessica Wood, Lowell Light & Power Charlie West, Andy Moore and Leah with Williams & Works Waste Water Treatment Plant Superintendent Brian VanderMuelen.

2. **APPROVAL OF AGENDA.**

IT WAS MOVED BY DEVORE and seconded by CHAMBERS to approve the agenda as written.

YES: Zoning Boardmembers Groves, DeVore, Chambers, Yankovich and Chair Salzwedel.

NO: None.

ABSENT: None.

MOTION CARRIED.

3. **CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA.**

There were no comments.

4. **NEW BUSINESS.**

a. **Public Hearing – 746 W. Main Street Sign Variance Application.**

Williams & Works Planner, Andy Moore reviewed the variance application explaining Mr. Charlie Jeffrey, representing Betten Baker applied for a variance on his property to swap the business signs located at 746 W. Main Street and 749 W. Main Street. Both signs do not meet the standards of the Zoning Ordinance, and because the entire sign is being moved, each is required to comply with zoning ordinance requirements. The applicant is proposing to switch the existing signs where they are currently, intending to keep the existing sign area size and height intact. The applicant is requesting a variance from Section 20.08 D of the Ordinance. The applicants freestanding sign at 749 W. Main Street on the north side of the road (that would be moved to 746 W Main Street) is approximately 69' square feet in sign area and is 28 feet in height, which is more than the 48 square feet permitted for the maximum sign area and taller than 20 feet allowed in height. The applicants sign at 746 W. Main Street, on the south side of the road, is 37' 4" square feet in sign area and is 21 feet in height, which is within the 48 square feet allowed in the maximum sign area, but taller than the 20 feet allowed for height.

Chair Salzwedel opened the Public Hearing.

Anne Frase with Sign Works spoke regarding the variance request of swapping the Betten Baker signs across the street.

General Manager Charlie Jeffrey with Betten Baker also spoke regarding the variance request of swapping the Betten Baker signs across the street.

Moore then reviewed the six variance review standards.

In Moore's opinion, he feels that Standards 1, 3 and 5 are not met and 6 is partially met and explained why.

Each Zoning Boardmember reviewed and discussed their opinions and agreed that all standards had been met because of the exceptional fact that they are on both sides of the road and just swapping the existing signs.

IT WAS MOVED BY DEVORE and seconded by GROVES that the City of Lowell Zoning Board of Appeals approve the Sign Variance application for 746 W. Main Street and 749 W. Main Street.

NO: None.

ABSENT: None.

MOTION CARRIED.

5. **BOARD/COMMISSION REPORTS.**

There were no reports.

6. **COUNCIL COMMENTS**

There were none.

7. **ADJOURNMENT.**

IT WAS MOVED BY CHAMBERS and seconded by DEVORE to adjourn at 7:40 p.m.

YES: 5.

NO: NONE.

ABSENT: None.

MOTION CARRIED.

DATE:

APPROVED:

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Mike DeVore, Mayor

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Sue Ullery, Lowell City Clerk