

**BOARD OF ZONING APPEAL**  
**June 14, 2022**

The Board of Zoning Appeal met on the above date in the Council Chambers of City Hall as well as via GotoMeeting. The following members were present: Jacob Maas, Mike Rollert, Paul Dettman, Thomas Johnson, and Mike Huebner. Steve Jones recused himself due to a conflict of interest. Also in attendance were Larry Gaugert of Good Shepherd Lutheran Church, Skip DeBack of Lemberg Signs, and Amy Buckholtz.

**1. Call to Order**

Acting Chairperson Mike Rollert called the meeting to order.

**2. Review and take action: Zoning Board of Appeals Minutes dated September 28, 2021**

Discussion: None.

Decision: Motion was made and seconded to approve the September 28, 2021 minutes as submitted. Unanimously approved.

**3. Conduct public hearing: 1611 E. Main Street – Good Shepherd Lutheran Church sign variance request**

The public hearing for Case #1-22 was called to order by Acting Chairperson Mike Rollert.

The following spoke during the public hearing:

Amy Buccholz:	Owns 1-6 Oakridge Court. Is not in favor of the electronic sign due to the proximity of the 6 patios which would be facing the sign. Concerned about the brightness of LED signs. Proposes moving the sign closer to Hwy 16 and Main Street.
Skip Debak:	From Lemberg Signs, the sign company hired by Good Shepherd. The sign would be much dimmer than other LED signs. The sign can be made dimmer as well.
Larry Gaugert:	Has kept the surrounding property owners in mind.

There being no further comments, the public hearing was closed by Acting Chairperson Mike Rollert.

**4. Review and take action: 1611 E. Main Street – Good Shepherd Lutheran Church sign variance request**

Discussion: Currently zoning of the property is SR-4, which is an error on the city's part when the zoning was recreated in 2003. The city would voluntarily follow procedures to have the zoning changed at no charge to the church to PO, Planned Office & Institutional which would allow for larger sign size. Current sign is in disrepair and needs to be changed out. Lighting on a new sign that's not an electronic message center could have fluorescent lights illuminating it. There is an option to turn off lights after a certain time. There are already rules and regulations put in place for electronic message center. The current sign is legal non-conforming. There is the argument that there is no hardship because the church has the frontage to place a new sign at a distance greater than 100 feet from the residentially zoned property, and still keep the current sign. Financial hardships are not able to be entered into the decision.

Decision: Motion was made to approve the variance. Due to the lack of a second, the motion did not proceed. Motion was made and seconded to deny the variance due to a lack of hardship. Aye - 3; Nay - 1. Motion carried.

**5. Adjournment**

With no further items to discuss motion was made and seconded to adjourn the meeting. Unanimously approved.

Respectfully Submitted,



Jacob Maas, CFM  
Zoning & Floodplain Administrator