



**CITY OF CHELSEA**  
Zoning Board of Appeals  
Minutes  
May 19, 2004

**Members Present:** Harry Thurkow, Richard Bauer, Chuck Schauer

**Others Present:** Rich Stiles, Jay Johnson and Jim Drolett

Meeting called to order by Acting Chair Thurkow at 5:02 P.M.

Motion by Bauer to approve the Minutes of April 21, 2004, seconded by Schauer, Motion carried.

**#04-05 - CHELSEA PLACE** - Applicant Rich Stiles from Chelsea Place, 1170 S. Main 06-06-13-150-003 is seeking a variance from Section 6.03D of the Ordinance to allow the placement of a free standing sign 25 feet from the front and side lot lines. The current setback for signs in the C-4 zoning district is 40 feet.


The applicant stated a sign out by the street would help people find the businesses. He was concerned that people would slow down looking for wall signs and might cause an accident.

Jim Drolett, the Zoning Administrator related that this site was just re-developed and it was maxed out as far as building and parking. The developer designed no room for a freestanding sign on the site.

The Z.B.A. members were concerned with the precedence that granting a setback variance might set and also noted that the proximity of the building to the street made wall signs very visible.

Motion by Schauer to deny the variance request because of setting precedence in the area. Amendment offered by Thurkow that there were underground utilities and a utility easement in the area where the sign placement was proposed. Schauer accepted the amendment and Thurkow seconded the amended motion. Motion carried 3-0. Meeting adjourned at 5:35 P.M.

Respectfully Submitted,

  
James L. Drolett  
Recording Secretary

