



Zoning Board of Appeals
AGENDA & NOTICE OF MEETING

Monday, September 18, 2017 ~ 6:30 pm
112 Algonquin Road

1. Call to Order & Roll Call
2. Public Comments
3. [Vote] [Minutes August 21, 2017](#)
4. [Vote] [Amendment Open Space Signage](#)
5. Adjournment

Chairman: Dan Wolfgram

NOTICE AS POSTED

**VILLAGE OF BARRINGTON HILLS
ZONING BOARD OF APPEALS
MacArthur Room, 112 Algonquin Road
Monday, August 21, 2017**

- 1. Call to Order/Roll Call:** The Meeting was called to Order at 6:35 p.m. by Chairman Dan Wolfram. On roll call, the following members were present:

Dan Wolfram, Chairman
Debra Buettner
David Stieper
Richard Chambers
Jim Root
Patrick J. Hennelly
Jan Goss (arrived 6:37 pm)

Staff Present: Robert Kosin, Village Administrator
Sean Conway, Legal Counsel

- 2. Public Comment**
On Chairman Wolfram's call for public comment none was received.

- 3. Approval of Minutes – July 17, 2017**
At 6:37 p.m. Member Goss joined the meeting.

Member Stieper moved, seconded by Member Chambers, to approve the minutes of the July 17, 2017 meeting. In discussion, the following corrections were made:

- P. 3; Section 4.4 change "sue" to "use" and change "Steiper" to "Stieper" and add "the" before the word future.
- P. 2; Section 4.2 add "creation of the" prior to the word district.

On a voice vote, all members voted "aye." The Motion Carried.

- 4. PUBLIC HEARING – 5 Potter Lane – Special Use Artificial Lakes**
Chairman Wolfram called the public hearing to order. Those intending to testify were placed under oath. Administrator Kosin testified relative to notice of the hearing and provided background for the Application.

Attorney for Petitioners, Craig S. Krandel, provided general background on the proposed Project and the Petitioners' Petition for a Special Use Permit for the installation and maintenance of a natural pool and an artificial pond.

Albert Schmitt, a contractor for the Petitioners, provided some additional background on the scope of the Project and its general concept.

Upon questioning from Member Hennelly, Village Engineer, Dan Strahan, provided testimony that there are no "unbuildable" areas associated with the Project from his review.

Robert Mueller, a contractor for the Petitioners, provided testimony concerning the landscaping aspects of the Project and also provided general information on the proposed timeframe for the Project.

Upon questioning from Member Stieper concerning water run-off, Robert Mueller explained that the Project does not implicate a potential stormwater run-off impact on the Petitioners' neighbors. Robert Mueller also provided testimony concerning the general precepts of the Hindu concept of "Vaashtu" which is the driving concept behind the Project.

Upon questioning from Chairman Wolfgram, Robert Mueller provided testimony that a "natural swimming pool" contains no chlorine.

Upon questioning from Attorney Krandel, Albert Schmitt and Robert Mueller provided testimony concerning the Petitioners' satisfaction of all legal standards requisite for the issuance of a Special Use Permit.

Upon questioning from members Hennelly, Stieper, Goss, Dan Strahan testified that that there are no grading regulations concerning areas outside of the Properties set-backs and that he is not aware of any safety issues concerning the importing of soil and that a future owner of the Property would be responsible for maintenance of the artificial natural pool and pond.

Member Buettner raised a concern about the impact of the Project on a property owner outside of the legal notice range. Upon questioning from Member Buettner, Robert Mueller testified that the natural pond can contain fish.

Robert Kosin provided general information on the approval process for the Project going forward. Dan Strahan provided testimony on the points and statements provided in the Gewalt Hamilton correspondence to Albert Schmitt dated August 7, 2017 and testified that he believes any concerns set forth in the correspondence have been addressed by Petitioners in their latest submissions but that he will verify.

Upon questioning from Member Hennelly, Attorney Krandel indicated that Cook County was provided notice of the Petitioners' Petition and hearing date.

James Potter, a neighbor resident testified that he has resided in Barrington Hills since 1960 and that he does not have any objection to the proposed Project. Upon a question from Mr. Potter, Robert Mueller testified the depth of the proposed pond will be approximately four feet.

Rich Lubbock, a neighbor resident testified that he does not have any objection to the proposed Project.

Upon a question from Member Stieper concerning safety aspects of the proposed natural pool, Dan Strahan testified that the proposed natural pool is within all Village Code regulations.

Chairman Wolfgram called for any additional testimony or inquiries. None being provided, Member Stieper moved, seconded by Member Chambers, to close the public hearing. On a voice vote, all members voted "aye". The public hearing was closed.

5. PUBLIC MEETING - 5 Potter Lane – Special Use Artificial Lakes

Member Stieper moved, seconded by Member Chambers, to adopt the facts as set forth by the Petitioners in support of the requested special use.

In discussion, Member Stieper suggested that approval be conditioned on the satisfaction of the concerns raised in the Gewalt Hamilton correspondence to Albert Schmitt dated August 7, 2017 to the extent any remain outstanding and the motion was amended, accordingly.

On a roll call vote:

	Aye	No	Absent
Dan Wolfgram	x		
Richard Chambers	x		
David Stieper	x		
Patrick J. Hennelly	x		
Jim Root	x		
Debra Buettner	x		
Jan Goss	x		

The Motion Carried.

On a motion by Member Stieper, seconded by Member Goss to approve the requested special use for artificial lakes conditioned on the satisfaction of the concerns raised in the Gewalt Hamilton correspondence to Albert Schmitt dated August 7, 2017 to the extent any remain outstanding:

On a roll call vote:

	Aye	No	Absent
Dan Wolfgram	X		
Richard Chambers	X		
David Stieper	X		
Patrick J. Hennelly	X		
Jim Root	X		
Debra Buettner	X		
Jan Goss	X		

The Motion Carried.

Chairman Wolfgram and the Members generally discussed signage issues concerning size restrictions which were carried over from the last meeting and examined some photographs which were distributed. No further action was taken and Chairman Wolfgram indicated that these issues will be further discussed at the next meeting.

6. Adjournment

Motion to adjourn by Member Stieper, seconded by Member Chambers, at 7:50 p.m. On a voice vote, all members present voting "aye." The Motion Carried. The meeting stands adjourned.

Approved: _____ Dated: _____

5-5-11: SIGNS:

In residence districts signs shall be classified and permitted in accordance with the regulations set forth hereinafter.

(A) R1 District:

1. In an R1 district, the following non-flashing, non-illuminated signs are permitted under the conditions specified:

a. Nameplates and identification signs, subject to the following:

(1) ~~Area And Content~~, Residential: There shall be not more than one nameplate, not exceeding one square foot in area, for each dwelling unit or driveway entrance, indicating the name or address of the occupant or a permitted occupation. On a corner zoning lot two (2) such nameplates for each dwelling unit, one facing each street, shall be permitted.

(2) ~~Area And Content~~, Nonresidential: For nonresidential buildings, a single identification sign, not exceeding six (6) square feet in area and indicating only the name and address of the building, may be displayed. On a corner zoning lot two (2) such signs, one facing each street, shall be permitted.

(3) Open Space: For private property permanently dedicated by deed or easement for landscape restoration, or habitat maintenance which adjoin a public road as defined in the Comprehensive Plan, a single identification sign, and may be displayed indicating the name associate with the property and responsible persons or organization.

~~(3)~~ (4) Height: No sign shall project higher than one story or fifteen feet (15') above the curb level, whichever is lower.

(5) Size: Signs for private property dedicated for open space shall be limited in size to six square feet for every five acres of dedicated open space to a maximum size of 30 square feet.

b. For sale or for rent signs, subject to the following:

(1) Number: No more than one for sale or for rent sign shall be located on a zoning lot.

(2) Location: All for sale and for rent signs shall be located on the lot or tract to which the sign pertains, provided, however, if a lot does not front or abut on a public or private right of way, a for sale or for rent sign permitted in subsection (A)1b(1) of this section may be located on the lot adjacent to the lot to which it pertains with the permission of the owner.

(3) Setback: Except as provided in subsection (A)1b(6) of this section, no for sale or for rent sign shall be located closer than twelve feet (12') from the edge of the pavement or other surface of the roadway.

(4) Size: Except as provided in subsection (A)1b(6) of this section, no for sale or for rent sign shall exceed six (6) square feet in area.

(5) Height: Except as provided in subsection (A)1b(6) of this section, no for sale or for rent sign shall project higher than six feet (6').

(6) Subdivision For Sale Sign: A subdivision with more than five (5) lots may have one for sale sign, not exceeding twelve (12) square feet in area or projecting higher than eight feet (8'), said sign shall be located on the premises of the subdivision at a location to be determined by the building official.

c. For temporary signs, subject to the following:

(1) Definition: For purposes of this section a temporary sign shall mean the uses of a material being fabric, vinyl or similar flexible substance to convey information for no longer than fourteen (14) days.

(2) Number: No more than one temporary sign shall be located on a lot whereon is located a Special Use.

(3) Location: All temporary signs shall be located on the lot or tract to which the sign pertains.

(4) Setback: Except as provided in subsection (A)1b(6) of this section, no for sale or for rent sign shall be located closer than twelve feet (12') from the edge of the pavement or other surface of the roadway.

(5) Size: Except as provided in subsection (A)1b(6) of this section, no temporary sign shall exceed twelve (12) square feet in area.

(6) Height: No temporary sign shall project higher than six feet (6').

d. Signs Accessory to Parking Area, subject to the following:

(1) Area and Number: Signs designating parking area entrances or exits are limited to one sign for each such exit or entrance and to a maximum size of two (2) square feet each. One sign per parking area, designating the conditions of use or identity of such parking area and limited to a maximum size of six (6) square feet, shall be permitted. On a corner zoning lot two (2) such signs, one facing each street, shall be permitted.

(2) Projection: No sign shall project beyond the property line into the public way.

(3) Height: No sign shall project higher than seven feet (7') above curb level.

~~d.~~ e. "No Solicitation" or "No Trespass" signs, subject to the following:

(1) Number: No more than one of each sign shall be located per driveway entrance on a zoning lot.

(2) Location: The sign(s) shall be affixed to a pole, mailbox or tree on the property at or near the entrance so as to be visible from the paved roadway.

(3) Size: The sign(s) shall be in compliance with current Village Ordinances.

2. In an R1 District, the following non-flashing business signs are permitted under the conditions specified:

Church bulletins, subject to the following:

- a. Area and Number: There shall be not more than one sign per zoning lot, except that on a corner zoning lot two (2) signs, one facing each street, shall be permitted. No sign shall exceed six (6) square feet in area nor be closer than fifty feet (50') to any other zoning lot.
- b. Projection: No sign shall project beyond the property line into the public way.
- c. Height: No sign shall project higher than one story or fifteen feet (15') above curb level, whichever is lower.

sign information

VandenLangenberg, Sue <svandenlangenberg@co.door.wi.us>
To: "rkosin@vbhil.gov" <rkosin@vbhil.gov>

Mon, Sep 18, 2017 at 1:29 PM

Hi Robert,

Attached is an example of a sign authorized in Door County. The county regulates these signs as on-premise advertising signs which are not to exceed 24 sq. ft. in area and shall be located out of the road right-of-way and at least 5' from a side lot line. There are other spacing requirements as well which can be found in Chapter 8 of the Door County Comprehensive Zoning Ordinance, link below.

Door County Comprehensive Zoning Ordinance : <http://map.co.door.wi.us/planning/ORDINANCE/Zoning/New/CompZoningOrdinance.pdf>

I hope this is helpful.

Have a nice day!

Sue
Sue Vanden Langenberg
Zoning Administrator
Door County Land Use Services Department: Zoning
Door County Government Center
421 Nebraska Street
Sturgeon Bay WI 54235
Direct Line: (920) 746-2221
Main office line: (920) 746-2323
Fax: (920) 746-2387
E-mail: svanden@co.door.wi.us
Website: <http://map.co.door.wi.us/planning/>

-----Original Message-----

From: Scanner
Sent: Monday, September 18, 2017 12:21 PM
To: VandenLangenberg, Sue <svandenlangenberg@co.door.wi.us>
Subject: Message from "RNP0026731D1EF2"

This E-mail was sent from "RNP0026731D1EF2" (C9145).

Scan Date: 09.18.2017 13:20:46 (-0400)
Queries to: scanner@co.door.wi.us



20170918132046337.pdf
138K

OWNER: _____

DATE: _____

Below or on a separate sheet attach a scale drawing of the sign showing dimensions and message/logos (both sides if applicable).



37" x 48" sign

Rider sign - 7" x 48"



DOOR COUNTY LAND TRUST

www.DoorCountyLandTrust.org

**BAY SHORE BLUFFLANDS
NATURE PRESERVE**