

VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

MINUTES August 11, 2020

A meeting of the Hampshire Zoning Board of Appeals was called to order at 7:00 p.m.. Members present: Chair C. Christensen, W. Albert, H. Hoffman, and Sec. J. Schaul in person. R. Frillman was absent. Also present were Village Manager Jay Hedges (who managed the Zoom video-conferencing and telephone conferencing programs) and Village Attorney M. Schuster (by video conference).

On motion made by H. Hoffman, seconded by W. Albert, to approve the minutes of the meeting of the Zoning Board of Appeals held on May 12, 2020, the vote to approve was unanimous. Motion passed. Mr. Hoffman expressed his gratitude for the quality of the minutes presented for review.

I. The first order of business was to consider the Petition of C. Klein for variance of the front yard setback requirement of §8-7-2(C) for the property at 219 Panama Avenue to allow for construction of a new front porch on the property.

The public hearing for these two Petitions was opened at 7:03 p.m.

The Village Attorney recited that notice of the public hearing for this petition had been published in the Daily Herald newspaper on July 21, 2020, and that a Certificate of Publication was on file with the Village Clerk.

Ms. Christine Klein appeared as Petitioner. She stated that notice had been posted on the premises as of July 15, 2020; and that she mailed notice of the Petition and owners of parcels within 250' feet of the property. She explained the proposed project for construction of a new porch, and the amount of variance required to allow for same. A diagram had been submitted to the members of the ZBA prior to the meeting. The property currently has a stoop and stairs; and it will be replaced by a new porch with overhang, and stairs. The new porch will extend into the front yard setback by approximately nine (9') feet; and the front yard will be reduced to 20.65 feet in relation to the new porch.

Board members noted that the present stoop and stairs encroach into the required front yard now.

There were no comments from the public.

The public hearing was closed at 7:09 p.m.

On motion made by W. Albert, and seconded by H. Hoffman, to recommend approval of the Petition for Variance, the vote was 4 aye and 0 nay. Motion passed.

II. The second order of business was to consider the Application for Approval of a General Variance of the Community Graphics Regulations filed by Mark Your Space for Truck Country for general variations of the Village Community Graphics Regulations, pursuant to §6-12-14(B) of the Village Code, for proposed signage at the Truck Country at 205 Metrix Drive in the Village.

Mr. Mike Sobel of Mark Your Space appeared via telephone conferencing to present the Petition to the Board. Mr. Sobel explained the signage package designed for use at the Truck Country building in the Metrix Subdivision in the Village, including variances from strict adherence to the requirements of the

Village Community Graphics Regulations and Interchange Overlay Regulations, consistent with other signage throughout the truck stop area adjacent to the I-90 interchange. The signage will include the following: two additional wall signs on the building; one free-standing highway sign of 260 s.f.; a free-standing pole sign up to 80 s.f. in area; and one internally lit directional sign 36 s.f. in area.

Board members asked if, in general, the requests for general variation were consistent with other sign variations allowed in the area of the I-90 / US Highway 20 interchange; and whether the requested signage was larger than the Love's entrance sign. Mr. Schaul expressed his concern for design and construction safety for the free-standing highway sign.

There were no questions or comments from the public.

On motion made by H. Hoffman, and seconded by W. Albert, to recommend approval of the Petition for approval of the signage plan for the Thornton's business at 19N479 US Highway 20, including the variances detailed in the Petition, the vote was 4 aye and 0 nay. Motion passed.

III. On motion made by H. Hoffman, seconded by W. Albert, to authorize the Chairman to review, sign and deliver to the Village Clerk written Findings of Fact and Recommendation concerning Agenda Items 1 and 2, the vote was 4 aye and 0 nay. Motion passed.

The Village Manager and Assistant Village Manager briefly discussed review of the signage requirements of the Village, with a view toward modifying the regulations to address the standards which have evolved for signs in the interchange area.

V. On motion duly made and seconded, the meeting was adjourned at 7:27 p.m.

Respectfully submitted,

Joseph B. Schaul Jr.

Joseph Schaul
Secretary