



**BOARD OF ADJUSTMENT/APPEALS REGULAR MEETING
JANUARY 26, 2012 – 7:00 P.M.**
Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Monday prior to the meeting to make arrangements.

MINUTES

A. CALL TO ORDER

Chairman Danny Horner called the meeting to order at 7:00 pm.

1. Roll Call

The following members were present:

Chair – Danny Horner
Richard Conard
Cindy Scheuerman
Chris Morgan
Jim McIntyre

Also present: Associate Planner Diana Aungst

3. Review of Agenda by the Board and Addition of items of New Business to the Agenda for Consideration by the Board

4. Reading of the statement of the documents to be entered into the record.

Chairman Horner stated that he enters into the record the Town's Comprehensive Plan, the Town's Zoning Ordinance, the staff report regarding the action items of this hearing, and all of the testimony received at this hearing.

5. Public Invited to be Heard.

There was no public comment.

B. CONSENT CALENDAR

1. Approval of the minutes of December 14, 2011

Ms. Scheuerman moved to approve the December 14, 2011 minutes as presented. Mr. Conard seconded the motion. Motion carried unanimously.

C. BOARD ACTION

1. Variance of Municipal Code Section 16-9-100(c)(3) pertaining to the maximum height of building mounted-signs in the Heavy Industrial (I-H) zoning district - 11140 Eastman Park Drive – Mark Buschenfeldt, Vestas Blades America, Inc., applicant – D. Aungst

Ms. Scheuerman moved to open the public hearing. Mr. McIntyre seconded the motion. Motion carried unanimously.

Mr. Kevin Cory with Vestas Blades America, explained to the board that there are unsafe traffic issues at the Vestas site are due to the lack of adequate directional signage. The proposed signage help visitor and deliveries determine where their destination is located. Mr. Cory stated that the sign that is proposed would help with the traffic issues getting people into the site faster and going the correct way. Mr. Cory also stated that the sign proposed was reviewed by consultants that have done the studies regarding the sign size, and that the sign size proposed is as big as it needs to be in order for it to be useful.

Ms. Aungst stated that the applicant is requesting a variance to install a 24' x 10' way-finding/directional sign on the north building elevation. Ms. Aungst explained that Section 16-9-100(c)(3) of the Windsor Municipal Code (Code) states, in part, that the height of building-mounted signs for large-scale tenants shall not exceed twenty-five percent (25%) of the height of the building elevation upon which the sign is mounted. Ms. Aungst continued stating that the wall height is 26.56 feet and 25% of that is 6.64 feet therefore by Code this proposed sign should not exceed 6.64 feet in height; the proposed sign is ten (10) feet in height.

Ms. Aungst noted that the application materials state that the current signage is insufficient for visitors and vendors to determine where on campus to find their destination and that this is causing traffic to stop on the two-lane entry road and posing a safety hazard. Ms. Aungst explained that the application materials state that a ten (10) foot sign is the minimum size for a letter and image size that is easily readable and understandable by visitors.

Ms. Aungst discussed that in reviewing this variance request Windsor-Severance Fire Rescue, the Public Works Department, the Engineering Department, and the Parks and Recreation Department had no concerns with this request. Ms. Aungst stated that SAFEbuilt, the Town's building inspectors, indicated that the mounting hardware must comply with all structural provision and wind speed criteria adopted by the Town of Windsor.

Ms. Aungst stated that Section 16-6-60(b) of the Municipal Code states that "Variances may be considered where, due to special conditions, a literal enforcement of the provisions of this Chapter would result in unnecessary hardship" and "Variances will not be granted contrary to the public interest and will only be considered when the spirit of this Chapter can be observed and public safety and welfare secured."

Ms. Aungst explained that staff considers the literal enforcement of the Code to result in an unnecessary hardship or a practical difficulty based upon the following finding of fact:

Ms. Aungst stated that the granting of the variance is intended to enhance public safety and welfare because the larger sign may increase the visibility and allow visitors to more easily identify their destination.

Ms. Aungst stated that therefore, based upon the aforementioned finding of fact, staff recommends that the Board of Adjustment make a motion to approve the sign variance subject to the following conditions:

- (1) The applicant shall contact SAFEbuilt to ensure that the sign is installed with mounting hardware which complies with all adopted structural provisions and wind speed criteria and any other adopted building code requirements.

- (2) The applicant shall install the sign in accordance with the Town approved sign permit application.

Ms. Scheuerman moved to close the public hearing. Mr. McIntyre seconded the motion. Motion carried unanimously.

Mr. Conard asked if the sign was flush to the wall or if it stands off the wall.

Mr. Cory stated that the sign is flush mounted to the wall

Mr. McIntyre stated that in the drawings it does not appear to be flush mounted, but that it extends from the wall a few inches.

Mr. Cory explained that it is flush to the wall, but with the hardware that is used to mount the sign to the wall it does extend from the wall a few inches.

Based on staff's recommendation, Ms. Scheuerman moved to approve the variance subject to stated conditions. Mr. Morgan seconded the motion. Motion carried unanimously.

D. COMMUNICATIONS

1. Communications from the Board Members

There were no communications from the Board Members

2. Communications from staff

Ms. Aungst stated that there are no applications for the February meeting at this time but that there is still one more week before the deadline.

E. ADJOURN

Mr. Conard moved to adjourn. Mr. McIntyre seconded the motion. Motion carried unanimously. The meeting was adjourned at 7:15 p.m.

CERTIFICATION

Approved by the Board of Adjustment on the 27nd day of September, 2012.

**Submitted By:
Joy Liberty-Anglado**



Secretary