

**CITY OF STURGEON BAY  
Zoning Board of Appeals  
November 8, 2022**

The City of Sturgeon Bay Zoning Board of Appeals was called to order at 12:00 p.m. by Chairperson William Murrock in Council Chambers, City Hall, 421 Michigan Street.

**Roll call:** Members William Murrock, William Chaudoir, Dave Augustson and Ron Vandertie were present. Members Nancy Schopf and Morgan Rusnak were excused. Staff present were Community Development Director Marty Olejniczak and Community Development Administrative Assistant Cindy Sommer.

**Adoption of agenda:** Moved by Mr. Augustson, seconded by Mr. Chaudoir to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from September 27, 2022.
4. Approval of minutes from October 11, 2022.
5. Public Hearing: Variances from Section 20.27(2) of the municipal code for Andrew Loch located at the southeast corner of S Lansing Avenue and W Spruce Street, parcel #281-46-65090102.
6. Consideration of: Variances from Section 20.27(2) of the municipal code for Andrew Loch located at the southeast corner of S Lansing Avenue and W Spruce Street, parcel #281-46-65090102.
7. Adjourn.

All ayes. Carried.

**Approval of minutes from September 27, 2022 and October 11, 2022:** Moved by Mr. Chaudoir, seconded by Mr. Augustson to approve the minutes of September 27, 2022 and October 11, 2022. All ayes. Motion carried.

**Public hearing: Variances from Section 20.27(2) of the municipal code for Andrew Loch located at the southeast corner of S Lansing Avenue and W Spruce Street, parcel #281-46-65090102:**

Chairperson Murrock opened the public hearing at 12:01 p.m.

Mr. Olejniczak explained this is a request for a variance on a 52' x 162' vacant, surveyed lot for Andrew Loch that was recently rezoned from C-1 to C-5, which requires buildings be set back 20 feet from the front and 8 feet from the side lot lines. Mr. Loch is requesting a variance to allow for a 30' x 44' building that would be set back 15'6" from the front lot line and 6'6" from the side lot line. Most of the buildings in the surrounding area either have a variance or predate the zoning code, making them non-conforming. Mr. Loch is proposing to put the building well away from Spruce Street to allow as much space as possible between his building and the neighbor at 61 W. Spruce Street. Mr. Loch does not yet have a final building plan as he is waiting to see if this variance will be granted.

Mr. Andrew Loch of 2450 San Lorenz Dr., Green Bay explained that he would like to build a workshop for his drain cleaning business with laundry and kitchen space. He does not have any employees and is not looking to expand his business beyond his one truck/one man operation. He explains his building plan calls for 12' side walls, a 5/12 roof pitch and diamond coat horizontal siding, which is similar in appearance to dutch lap vinyl siding. There would be 5 windows, 3 exterior doors and one interior door. He is also planning to put in a concrete driveway. He has become acquainted with the nearby property owners and he indicates that none have indicated opposition to his plan.

No members of the public presented for the hearing and there were no letters regarding the variance request. The public hearing was declared closed at 12:23 p.m.

**Consideration of: Variances from Section 20.27(2) of the municipal code for Andrew Loch located at the southeast corner of S Lansing Avenue and W Spruce Street, parcel #281-46-65090102:**

Motion by Mr. Chaudoir to approve the variance request as presented with the reasoning that it is a corner lot with severe restrictions, the request is reasonable, it fills a vacant lot in the city and Mr. Loch has gone to the extra effort to work with his neighboring property owners. Motion seconded by Mr. Vandertie. Roll call vote, all ayes. Motion carried.

Moved by Mr. Auguston, seconded by Mr. Vandertie to adjourn. All ayes. Motion carried. The meeting adjourned at 12:27 p.m.

Respectfully submitted,

Cindy Sommer  
Community Development Administrative Assistant