

Office of the Director of Public Works

To: City of Milton Zoning Board of Appeals, Mayor Anissa Welch, and Common Council Members
From: Howard Robinson, Director of Public Works
Date: 04/06/2016
Subject: Public Hearing and Discussion and Possible Action to Consider a Request from Parker Community Credit Union for a Variance to Allow Additional Illuminated Signs at 110 Parkview Drive.

Discussion

Parker Community Credit Union (PCCU) has requested a variance for their property located at 110 Parkview Drive. PCCU is requesting permission to install a message sign on the east side of their property along Hwy 59 (S. Janesville St.) The sign would be illuminated. They received a previous variance on June 2, 2015. When they purchased the property no one had used the property for over a year so that variance allowed them to use the existing sign placement areas to install their current corporate signs.

Current code allows only one freestanding sign per lot. They presently have two freestanding signs and the message sign would make three on the lot. The directional signs are not counted as this type of sign. A variance is required to exceed the square footage area allowed for that area for illuminated signs. They currently have approximately 136 sq. ft. of illuminated signs. The additional signs are approximately 25 sq. ft. and 33 sq. ft. and would make the total illuminated sign area 194 sq. ft., or 162 sq. ft. over, standard B-3 zoning ordinances. This does not include the approximate 14 sq. ft. of directional signing that is also illuminated. They also need a variance because the current monument sign on the east, or Hwy 59 side, of the property is 46 sq. ft. The new message sign is approximately 21 sq. ft. so combined square footage that can be seen at one time is 67 sq. ft. and 32 sq. ft. is the allowable amount.

They are requesting a variance to allow:

1. An additional monument freestanding sign and illuminated sign.
2. Extra square footage for illuminated signs.
3. Extra square footage of over 32 square feet for monument/pylon/freestanding signs which are seen at the same time.

Staff Recommendation

If you choose to grant a variance request, you are allowed, if you desire, to make changes to the request. PCCU has indicated to staff that they will remove the existing



a community since 1838

monument sign and the illuminated ATM sign if desired. A conditional use permit public hearing request and site plan review are being conducted on March 15, 2016 by the Plan Commission. Results of this public hearing and review will be available at the Board of Zoning Appeals meeting. A conditional use permit and site plan approval will be contingent on a variance being granted.

Attachments

- Notice of Public Hearing
- Variance Application
- Site Plan Materials
- Correspondence from the DOT