



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Minutes - Draft

### Board of Zoning Appeals

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Monday, November 14, 2022

6:00 PM

City Hall Room 205

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#### Call To Order

*Chris Hefel called the meeting to order at 6:00 p.m.*

*Present: 4 - Hefel, Kohlman, Jones, and Peete*

*Excused: 2 - Mason and Jung*

#### Approval of Minutes for the March 24, 2021 Meeting

**A motion was by Peete, seconded by Jones, to approve the minutes of the March 24, 2021 Meeting. The motion PASSED by a Voice Vote.**

#### Public Hearing

[0855-22](#)

Subject: Consideration of a request from Thermal Transfer Products (API Heat Transfer) for a Variance from Sec. 114-739 of the Municipal Code at 5215 21st Street.

**Attachments:**    [Public Hearing Notice](#)  
                              [Staff Recommendation](#)  
                              [Applicant Submittal](#)

*Jeff Hintz, Planning Manager, introduced City Engineer, Ara Molitor who explained the request. He stated Pete Eggert wrote the memo and any site with more than 10,000 sq. ft. of impervious area must install a storm sewer to their property if storm sewer is available. He stated that a storm sewer is available along Roosevelt Avenue which would provide for easy access. Molitor explained that the applicant is resurfacing the parking lot .*

*Hefel opened the public hearing at 6:07 p.m.*

*Hintz swore in Pat Holden, the applicant, to speak on the request. He explained they would be adding six additional parking spaces where there is currently grass which would pitch away from the street, into the grass. He submitted an existing drainage summary study done by Ruekert Mielke and explained the reasons they are requesting the variance to Sec. 114-739.*

*Hefel closed the public hearing at 6:30 p.m.*

*Discussion among board members regarding the current size of the parking lot, potential effects of granting the variance, and impact on neighboring properties*

*ensued.*

*Molitor stated that their recommendation is that the ordinance be enforced.*

*Hintz reviewed the criteria for the approval of a variance.*

*A motion was made by Kohlman, seconded by Peete, to temporarily defer the item while the board discussed. The motion PASSED by a Voice Vote.*

**A motion was made by Kohlman, seconded by Jones, to approve the variance from Sec. 114-739 of the Municipal Code only on the plans submitted today, particular to the current project, and not including an future expansion of the parking lot. The motion PASSED by a Voice Vote.**

### **End of Public Hearing**

### **Adjournment**

*There being no further business, the meeting adjourned on a motion from Jones, seconded by Kohlman, at 6:54 p.m.*