

**TOWN OF SANTA CLAUS  
BOARD OF ZONING APPEALS MEETING  
February 17, 2025**

**PRESENT**

Board members present: Steve Merkel, Jeff Stillman and Lynn Winkler

**ABSENT**

Board members absent: Bob Grundhoefer and Breck Vinson

Also present: Kevin Patmore, Town Attorney

Todd Hays, Building Inspector and Zoning Administrator

Members of Public

Lynn Winkler, the Secretary, called the meeting to order at 6:10 pm on Monday February 17, 2025 at the Santa Claus Town Hall. This meeting was a public meeting.

**ELECTION OF OFFICERS** : Organization of Board of Zoning Appeals.

This is the annual organizational meeting of BOZA.

Jeff Stillman made a motion to re-elect Breck Vinson as the Chairperson; Lynn Winkler seconded the motion and the motion passed 3 to 0.

Jeff Stillman made a motion to elect himself, Jeff Stillman, as Vice Chairperson; Steve Merkel seconded the motion and the motion passed 3 to 0.

Jeff Stillman made a motion to re-elect Lynn Winkler as Secretary; Steve Merkel seconded the motion and the motion passed 3 to 0.

As Vice Chairperson, Jeff Stillman takes over lead of the meeting.

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The minutes of the meeting October 7, 2024 were read. Jeff Stillman made a motion to accept the minutes as drafted. The motion was seconded by Steve Merkel and the motion carried 3 to 0. The final minutes were signed by all board members present and left on the table for the clerk treasurer.

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OLD BUSINESS: None

NEW BUSINESS: Christmas Lake Properties Association Requests Variance on Use of Flashing Light on Signage.

Marlene Elliot, representing CLV Association, requests a variance for improved signage on the main entrance. The old sign was rotted and derelict. The new signage would be LED lit, but would also have a 'flashing' light, which is forbidden on R2 property by the Town of Santa Claus Comprehensive Plan, Zoning and Subdivision Regulations, paragraph 11.04.060 (7) F which states that 'No flashing Sign or Advertising Device shall be located within three hundred feet of a Residential zone or Lot used for residential purposes'.

Todd Hays said that notices had been sent out to nearby residences, but no one replied.

A lengthy discussion took place and a picture was handed out. It was noted that the lit portion would face in the direction of the entry roads and the administrative building and not toward any residences and that the closest residence to the side of the sign would be over 300 feet away. Ms. Elliot also noted that the light strength would be low because no one wanted entering vehicles to be blinded by a light. The light would have a rheostat to prevent too much glare, as is required by the Comprehensive Plan. The board of CLV properties had agreed to the signage.

The public meeting was closed.

Keving Patmore reiterated the 3 findings of fact that the Board must shall determine to approve a Variance of Developmental Standards:

- a) The approval will not be injurious to the public health, safety, and general welfare of the community; and,
- b) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and,
- c) The strict application of the terms of the Zoning Ordinance would result in an unnecessary hardship in the use of the property.

A motion was made by Jeff Stillman to approve the variance since the edge of the flashing sign was facing an administrative building that is commercial in nature and not toward any residences. Steve Merkel seconded the motion and the motion passed 3 to 0.

A signed copy of the granted motion was left on the table for the clerk treasurer.

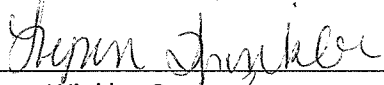
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There being no other business,

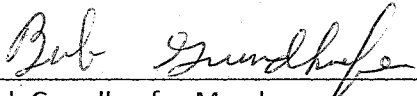
Steve Merkel made a motion to adjourn. The motion was seconded by Lynn Winkler, and the motion carried by a vote of 3 to 0. Jeff Stillman adjourned the meeting at 6:35 pm.

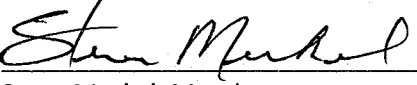
Respectfully submitted,  
Lynn Winkler, Secretary

  
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Breck Vinson, Chairperson

  
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Lynn Winkler, Secretary

  
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Jeff Stillman, Vice Chairperson

  
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Bob Grundhoefer, Member

  
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Steve Merkel, Member