Planning Commission Minutes
December 3, 2003

Planning Commission Members Present: Thomas Weyrick, Madelyn Dixon, Wake Gooden, Daniel Talbot, Thomas Schroeder and Wayne Printz

Staff Present: Karin Eppard and Todd McCoy

Call To Order
Daniel Talbot called the meeting to order.

Minutes
Thomas Weyrick moved, second by Madelyn Dixon to approve the minutes for November 5, 2003.

Business
The Planning Commission welcomed Thomas Schroeder to the Commission.

The Commission heard a request for a Special Use Permit by Jim Crawford of Shenandoah Christian Home. A Public Hearing has been set for December 15th to allow owners of the adjoining properties to express any concerns they might have. The Town attorney advised that the previous permit is no longer in effect as there has been an ownership change in the business. Previously there were 3 partners in the business, however currently there are two partners operating the business. The Town council recommended issuance of a new permit with specific stipulations on November 28, 2001. Tom Weyrick moved, seconded by Wake Gooden to approve the issuance of a new permit with those stipulations.

The Commission then heard a request for a Special Use permit for Holtzman Oil to allow for the construction and installation of a sign at the new facility to be built on Rt. 340 and Rt. 33. Bob Runion of Eddie Edwards Signs presented the proposed sign plans to the commission, showing a sign that exceeds the current ordinances provisions. The proposed sign exceeds the height restriction by 10', and the square footage restriction by 46 sq. feet. After lengthy discussion, Tom Weyrick moved, second by Wake Gooden, to recommend, to the Town Council, amending the current sign provisions in the Town Code to allow for this type of sign (see attached Proposed Revision). Todd McCoy will contact the Town Attorney to assure compliance when advertising a notice to the public regarding these changes.

As there was no further business the meeting was adjourned.

Signature-Chairman

Madelyn B. Dixon
Signature-Secretary

3b

A Class A freestanding sign may be erected or displayed upon a lot where drive-in service or parking for more than 10 cars is provided, provided that not more than one such Class A freestanding sign shall be permitted for any one such drive-in service area, parking area, or setback. No sign other than the sign described on the sign permit application shall be attached to a Class A freestanding sign. A Class A freestanding sign shall not exceed 20 square feet in sign area. However, a Class A freestanding sign will be permitted to the extent that the sign area does not exceed 0.2 square foot of lot frontage for the lot on which it is situated, and provided further that the other conditions for freestanding signs hereinabove set out are met. Additionally, the sign area aspect ratio will not exceed 3:1 height to width. In calculating the lot frontage of any corner lot or double frontage lot, the lot frontage of the lot on any 2 adjacent streets may be included. No portion of a Class A freestanding sign shall be higher than 30 feet above the grade level of the property on which the sign is erected. The lower edge of the sign face of a Class A freestanding sign must start at 10 feet above the grade level of the base of the sign. No Class A freestanding sign shall be closer than two feet from any right-of-way line or lot line or within 25 feet from any adjacent lot located within a residential district.