

BOONE COUNTY ZONING COMMISSION MINUTES
MONDAY FEBRUARY 24,2020
5:30 P.M. – BOONE COUNTY COURTHOUSE, 1ST FLOOR
201 STATE STREET, BOONE
PLEASE ENTER THROUGH THE EAST DOOR

I. OPEN MEETING AND ROLL CALL

Kay Rice	Carla Barnwell	Eric Crosman
Lance Stumbo	Marilyn Jordan	Jan Danilson
	Kim Houlding	Gary Luna

Present: Gary Luna, Eric Crosman, Kim Houlding, Carla Barnwell, Kay Rice
Absent: Jan Danilson, Lance Stumbo and Marilyn Jordan
Also Present:

II. APPROVAL OF MINUTES

A. January 27, 2020

Eric Crosman moved to approve the minutes as written

Kay Rice seconded

Carla Barnwell—yes
Kim Houlding—yes
Kay Rice –yes
Gary Luna—yes
Kim Houlding —yes
Eric Crosman

Motion Carried

III. APPROVAL OF AGENDA

Kay Rice moved to approve the agenda

Seconded by Eric

Carla Barnwell—yes
Kim Houlding—yes
Kay Rice –yes
Gary Luna—yes
Kim Houlding —yes

Eric Crosman—yes

Motion Carried

IV. DISCLOSE CONFLICT OF INTEREST AND EX-PARTE COMMUNICATION

A. None

V. CITIZENS COMMENTS ON ITEMS NOT ON THE AGENDA (ADDITIONS TO AGENDA)

A. None

VI. OPEN PUBLIC HEARING(S) AND CONSIDERATION OF APPLICATION(S)

A. Application for Conditional Use Permit # 2020-003 submitted by Robert Anderlik on behalf of Bethel Church. Bethel Church is requesting a Conditional Use Permit to *allow for a ground or low-profile sign in the A-1 (Agriculture Conservation) District.*

B.

Vice-Chairperson Carla opened the public hearing at 5:35 p.m.

Robert Anderlik, a member of Bethel Church was present to speak in regards to the request. He stated they were wishing to install an LED information sign in the parking lot of the church.

Anderlik noted the County Engineer required the sign be a minimum of 50' from the centerline of L Ave. Anderlik noted the proposed location was 51' 7" from the centerline of the road.

Mr. Anderlik spoke in regards to concerns of glare at night. Robert Anderlik noted one of the features of the sign was automatic dimming at sundown. Anderlik noted the sign would be double faced so that people could read the sign from either direction.

Anderlik noted he would be happy to answer any questions the members may have.

Chair-person Barnwell next asked for staff comments from Director Mike Salati.

Director Salati noted this type of sign was not allowed without a Conditional Use Permit, unlike most other signs.

Salati noted the application and materials submitted were in accordance with the sign ordinance of our regulations.

Carla Barnwell discussed the sign regulations and allowed heights.

Director Mike Salati noted the sign needed to comply with two regulations, one of which was that the sign had to be set back a minimum of five feet from the right of way. He also noted the maximum height allowed was six feet from ground level.

Vice-Chairperson Carla Barnwell questioned the type of sign, she questioned which type of sign was being proposed.

Director Salati noted the sign was a pole sign.

Further discussion was held on the sign ordinance.

Chair-person Barnwell next asked for any comments from the public.

Tim Finnestead was next to speak in regards to the application. He questioned whether the new sign would be replacing the two signs currently located on the property.

Robert Anderlik noted it would. He also noted they had a prototype on site. Anderlik also noted the sign had an automatic shut off.

Kevin Hick another member of Bethel Church was present he stated he believed the sign would be very beneficial to the church so that people would be aware of their schedules and activities.

Robert Anderlik also wanted to introduce Josh McFarland the full-time pastor of the church.

Vice-Chairperson Carla Barnwell asked for any questions or for a motion.

Gary Luna moved to recommend Board of Adjustment approval of the application submitted by Robert Anderlik on behalf of Bethel Church to allow for a ground or low-profile sign in the A-1 (Agriculture Conservation) District.

Seconded by Kay Rice

Vice-Chairperson Carla Barnwell questioned what type of signage currently existed and questioned why they wished to change it.

Josh McFarland noted the current sign was a plywood sign which could not be changed, he also noted it was falling apart.

McFarland noticed the new sign would better inform people on upcoming activities and improve the overall appearance of the property.

Barnwell questioned whether the content displayed on the sign would only be for the church.

Josh McFarland stated that was correct.

Vice-Chair Barnwell questioned whether the church had a face book page to inform people of events.

Barnwell also questioned whether the sign would be flashing.

McFarland stated he did not believe they needed flashing strobing lights.

Pastor Josh McFarland stated they did not want to upset anyone and wanted to be good neighbors.

Director noted the Zoning Commission was not approving but making a recommendation on the proposed sign, he also noted the Zoning Commission could recommend certain conditions to the Conditional Use Permit if they wished.

Staff noted public hearing notices had been sent out to surrounding property owners within 700' and that no objections had been raised.

Discussion was hold on whether any conditions should be placed on the permit and the members agreed they did not want to put limitations on the permit

Kim Houlding—yes
Gary Luna—yes
Kay Rice—yes
Carla Barnwell—no
Eric Crosman—yes

Motion Carried

VII. CONSIDERATION OF SUBDIVISION PLAT APPLICATION

A. None

VIII. UNFINISHED BUSINESS

A. None

IX. NEW BUSINESS

A. None

X. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING

A. Director's Report (Planning and Development Department)
None

IX. ADJOURNMENT

A. Meeting Adjourned

Respectfully submitted,

Wanda Cox