

Village of Misenheimer
Planning Board Meeting Minutes-Community Building
April 6, 2017 6PM

Planning Board Present: Jeff Watson, Vice Chair
Mark Stephenson, Chair
Jon Byers
Lane Peeler

Staff: Anita Blair, Administrator
Erik McGinnis, Chief of Police

Visitor: Peter Edquist, Board of Adjustment, Alt

Planning Board Absent: Ahren Burrage

1. Call to Order: Mark Stephenson called the meeting to order at 6:00 pm with a quorum being declared present.

2. Introduction of Staff & Visitors: Staff and visitors as noted above were welcomed to the meeting.

3. Oaths Given: Ahren Burrage was absent.

4. Approval of 04/06/17 Planning Board Agenda: Jeff Watson made a Motion to approve the meeting Agenda. Jon Byers seconded the Motion and it was approved by a vote of 4/0.

5. Approval of 01/05/17 Planning Board Minutes: Lane Peeler made a Motion to approve the Minutes as presented. Jeff Watson seconded the Motion and it was approved by a vote of 4/0.

6. Approval of 02/13/17 Planning Board Special Meeting Minutes: Jeff Watson made a Motion to approve the Minutes as presented. Jon Byers seconded the Motion and it was approved by a vote of 4/0.

7. Public Comment Period: Peter Edquist informed the Boards of the County's plans to take over Pfeiffer University's sewer and then move forward with possibly providing sewer to the Village residents. Members were encouraged to review the subdivision ordinances due to a potential upcoming land sale.

8. Review Freestanding (Pole) Signs in Zoning Ordinance and Make Recommendation to Council: Chief McGinnis reported that Freestanding (Pole) Signs were not allowed in any zoning district in the Village; however, the Village signs are considered Freestanding (Pole) Signs. The Planning Board should consider taking action to rectify the situation regarding Government Signs. In addition, a business owner has erected a freestanding/directional sign that should be addressed. Two options were presented for the "Government Sign" definition.

Jon Byers moved to recommend the following Government Sign definition: "Government sign shall mean any sign erected by the Village, the County of Stanly, the State of North Carolina, or the US Government that warns, directs, regulates, or informs the public, or identifies a place of thing." Jeff Watson seconded the Motion and it was approved 4/0.

ZONING ORDINANCE - ARTICLE 6 SIGNAGE

6.5 Permanent Signs by Zoning District – The Board reviewed the areas in which they felt Freestanding signs were and were not appropriate. Peter Edquist and Jon Byers both voiced that Central Business (CB) was not a district in which they wanted to allow Free Standing Signs.

Jon Byers moved to allow Freestanding (Pole) Signs in Manufacturing-Light Industrial (M-1) permitted only upon issuance of a valid zoning permit. Jeff Watson seconded the Motion and it was approved 4/0.

6.6 Sign Height – Jon Byers made a Motion for Freestanding (Pole) signs not to exceed 5 feet. Jeff Watson seconded the Motion and it was approved 4/0.

6.7 Number of signs permitted – Jon Byers moved to allow 1 Freestanding (Pole) sign in zone M1. Jeff Watson seconded the Motion and it was approved 4/0.

6.8 Sign area by Zoning District – Chairman Stephenson asked for clarification of “area” asking if it included the whole effective area or just the sign. It was clarified that it was just the sign.

Jon Byers made a Motion to allow Freestanding (Pole) signs to have an area of 18 square feet. Jeff Watson seconded the Motion and it was approved 4/0.

9. Other Business: Jon Byers suggested that meeting procedures be reviewed prior to upcoming large meetings/public hearings in which the Planning Board participates in order to better prepare for them. Peter Edquist reiterated that we must comply with meeting regulations even if we are training/preparing for meetings.

10. Adjournment: The Planning Board meeting was adjourned at 7:20 pm.

The next Planning Board Meeting is scheduled for June 29, 2017 at 6PM at the Community Building.

Chair/ Vice Chair/Presiding Officer

Date

Anita E. Blair, Administrator/Clerk

Date