

Leo-Cedarville Plan Commission

Leo-Cedarville Town Hall 13909 Pony Express Run Leo, IN 46765

May 6, 2019

Minutes

Attendance: John Clendenen, Plan Commission President
Ray Pulver, Plan Commission Member
Stuart Hepler, Plan Commission Member
Patrick Proctor, Zoning Administrator

Meeting was called to order at 6:00 p.m.

1. Review of previous Minutes

The Minutes from the April 1, 2019 Plan Commission meeting were reviewed and approved.

2. Review Sign Permit Application for Get-Go

Patrick Proctor introduced the Sign Permit Application for Get-Go gas station. There are two new signs—one that will replace the current wall sign and one that will go on the canopy to the front door. John Clendenen asked about the current pedestal sign by the road. The applicant stated that the pedestal sign will stay the same, only the copy will change to reflect the new name of the gas station. Ray Pulver moved to approve the sign application. Stuart Hepler seconded. The motion passed by unanimous vote.

3. Review Sign Application for Community Harvest Church

Patrick Proctor introduced the Application for a Sign ordinance by Community Harvest Church. A discussion was had regarding the sign having been constructed before the application was filed, but when the applicant learned a permit was required, it filed the application.

The applicant stated that the sign was constructed in the same location as the old sign for the church.

Discussion was had about the height of the sign. With the logo on top, the sign exceeds 6'. However, the applicant stated that the sign needed to be higher because there is a drop off of the ground from the street, as depicted on the materials submitted with application. Discussion was had by the members of the Plan Commission regarding the interpretation of the sign ordinance. It is ambiguous as to whether the 6' height limit applies to church signs and whether it is from the grade of the sign or the grade of the road. Stuart Hepler moved to interpret the ordinance as limiting the sign to 6' in height measured from the grade of the adjacent road, and thus to approve this application. Ray Pulver seconded this motion. The motion passed by unanimous vote.

Ray Pulver stated that during the Zoning Code revisions, this provision should be clarified.

4. Review of Dwight and Cheryl Silvers Sign Application

Patrick Proctor introduced the application of Dwight and Cheryl Silvers for a sign relating to their home business. They were granted a Special Use Exception in April to have a home occupation on their property. The application materials were reviewed and found to comply fully with the Zoning Code. Ray Pulver moved to approve the application. Stuart Hepler seconded the motion. The motion passed by unanimous consent.

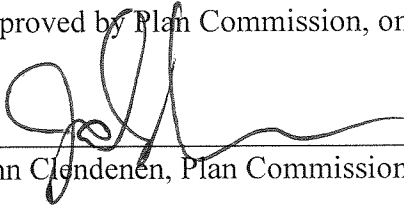
5. Confirmation of next meeting

The next meeting was set for June 3rd at 6:00 pm.

The meeting was adjourned at 7:00 p.m.

Minutes prepared by Patrick L. Proctor, Zoning Administrator.

Approved by Plan Commission, on June 3, 2019.



John Clendenen, Plan Commission President