

Leo-Cedarville Plan Commission  
Meeting Minutes  
September 4, 2019

Attendance: Jan Linn, Plan Commission Vice President  
Stuart Hepler, Plan Commission Member  
John Clendenen, Plan Commission President

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

Review of previous minutes – The minutes from the August 5, 2019 Plan Commission meeting were reviewed and approved as presented.

Koester Veterinary Clinic appeared for approval of two signs at 12625 Leo Road. The applicant is also seeking a variance from the BZA to allow for two signs. Also, the ground sign along SR1 is designed to be 7' 11" in height. The Zoning Code only allows a ground sign to be 6' tall. The applicant is seeking a variance for the sign height also. Discussion was had about the size of surrounding signs on SR 1, and the need for a larger sign for visibility for faster moving traffic. Also, discussion was had regarding the need for two signs due to customers not being able to find parking lot entrance. Stuart Hepler moved to approve the sign permit contingent upon the applicant receiving variances from the BZA. John Clendenen seconded the motion. The motion passed by unanimous vote.


Gracie Geha appeared for a sign permit for her business Gracie's Goodies located at 10526 Walnut Street. The applicant is proposing a sign which will hang perpendicular to the building, which is necessary for visibility from SR1. Also, for security reasons she is wanting to shine a light on the sign. The applicant is seeking a variance for both of these items. The plan commission reviewed the sign design and considered the location of the business. Jan Linn moved to approve the permit contingent upon the applicant receiving variances from the BZA for the perpendicular nature of the sign and the lighting.

Harvest Community Church appeared for a Special Use Exception to allow it to operate church offices and classes out of the house located at 14709 Sunnyside Lane, which is zoned R-3. The church is located across the road and the Church has a contingent contract to purchase this property. Kevin Stoller and Matt Hawkins spoke to the Plan Commission regarding the proposed project. Additional Parking may be added. Mr. Proctor stated that if the SUE is granted, the parking lot would have to be added within a year or a new SUE would be required. Discussion was had regarding drainage and impact on neighbors. Jan Linn moved to recommend to the BZA that the Special Use Exception be granted, on the condition that the drainage plan be approved by the Town's Engineering Firm and the County Surveyor and that Buffering be required to shield any neighboring residential properties. Stuart Hepler seconded. The motion passed by unanimous consent.

Meeting adjourned.

Minutes taken by Patrick L. Proctor, Town Manager

Approved by Plan Commission, November 4, 2019:



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John Clendenen, Board President