

**MONROE PLANNING COMMISSION  
MEETING MINUTES—January 16, 2024**

**Present:** Rosalind Parks, Randy Camp, Mike Eckles, Nate Treadaway

**Absent:** Shauna Mathias

**Staff:** Brad Callender—City Planner  
Laura Wilson—Code Assistant

**Visitors:** Mike Holt, Rev. John Purrington, Lauren Gibbs

Call to Order by Chairman Eckles at 6:00 pm.

Motion to Approve the Agenda

Motion Treadaway. Second Parks.  
Motion carried

Chairman Camp asked for any changes, corrections or additions to the December 19, 2023 minutes.

Motion to approve

Motion Parks. Second Treadaway.  
Motion carried

Chairman Camp asked for the Code Officer's Report: Brad Callendar

1. Reminder the Codeapalooza begins tomorrow

Old Business: None

**The First Item of Business** is Certificate of Appropriateness Case #2858, a request for signage at 400 S. Broad St. to replace an existing monument sign at Monroe First Methodist Church previously known as Monroe United Methodist Church. Staff recommends approval without conditions. Mike Holt, CEO and Chair of the Trustees for Monroe First Methodist and Senior Pastor John Purrington spoke in favor of the request. The church is no longer affiliated with the United Methodists and must remove all associated signage and logos. The sign will be externally illuminated

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve with conditions

Motion Treadaway. Second Camp.  
Motion Carried

**The Second Item of Business** is Certificate of Appropriateness Case #2859, a request at 1309 W. Spring St. to reface an existing canopy and free-standing sign at a convenience store and gas station. The gas station is transitioning from a 76 to a Texaco. The applicant proposes to illuminate the signs that face the road frontage. Staff recommends approval with two conditions related to lighting and removal of all existing non-permitted, non-conforming signs to be removed. Lauren Gibbs with Total Imaging spoke in favor of the project. We can do canopy signs without illumination or have custom back-lit signs made. If the existing 76 on the canopy were illuminated, then the T-star could be as well under the guidance of a 1 for 1 replacement.

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve with conditions

Motion Parks. Second Camp.  
Motion Carried

**The Third Item of Business** is a policy discussion related to approval of signage in the Corridor Design Overlay District.

- Simple sign changes on existing sites now require a 60-day review time which goes back to policy changes earlier this year at the state level
- Should existing sites that meet the sign criteria still be required to come before Planning Commission?
- No vote—discussion only

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Parks. Second Camp  
Meeting adjourned; 6:20pm