

**MONROE PLANNING COMMISSION
MEETING MINUTES—February 15, 2022
APPROVED**

Present: Mike Eckles, Randy Camp, Nate Treadaway, Chase Sisk

Absent: Rosalind Parks

Staff: Pat Kelley – Director of Code
Brad Callender – City Planner
Laura Wilson - Code Assistant

Visitors: Chris Evans, Chad Draper, John Raines, Jenna Raines, Michael Toothaker, Kevin Hill, Summer Hill

Call to Order by Chairman Eckles at 5:30 pm.

Chairman Eckles asked for any changes, corrections or additions to the January 18, 2022 minutes.

Motion to approve minutes.

Motion Camp. Second Sisk.
Motion carried

Chairman Eckles asked for the Code Officer’s Report: None

Public Hearing Opened at 5:31pm

The First Item of Business: is Certificate of Appropriateness Case #569 at 703 W. Sprint Street. The applicant is requesting approval of a COA application to allow two new wall signs on an existing building. There are two street frontages on the property and the applicant proposes to place a wall sign facing each street frontage. Staff recommends approval of the COA subject to the condition that the existing, non-conforming free-standing sign be removed prior to issuing any permits for new signage. In the Code Officer’s report Kelley stated the non-conforming sign had been already been removed. John Raines, owner of Monroe Ace Hardware, spoke in favor of the project.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:33 pm

Chairman Eckles entertained a motion.

Motion to approve

Motion Treadaway. Second Sisk.
Motion Carried

Public Hearing opened at 5:33pm

The Second Item of Business: is Certificate of Appropriateness case #610 for site improvements at 118 N. Wayne St. including renovation of the existing building and redevelopment of the parking lot for outdoor dining and landscape. Staff recommends approval with the added condition of removing the existing nonconforming sign that was for the former Katie's Diner before any new signs can be permitted.

Chairman Eckles: How many nonconforming signs are there?

Kelly: Just one

Chris Evans spoke on behalf of the project. The client would like the option to rotate the smoke shack 90 degrees. Additionally, the client would like to incorporate the existing sign as a historic element of the plaza area.

Sisk: Are you trying to reuse the frame of the old sign?

Evans: We are trying to incorporate the pole as part of the landscape. The box frame can go away.

Kelley: The Code office has no objection to rotating the smoke shack. One condition on issuing permits for new signs is that all nonconforming signs be removed. We would not be able to issue permits for the new signs without the old sign being removed. The existing sign is considered a pylon sign which is a prohibited sign type in our code.

Evans: We will remove the pole and take down the sign.

Eckles: Once they remove the pole, will they have to come back again for a COA for the sign?

Kelley: The proposed sign is included in the package.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:39 pm

Chairman Eckles entertained a motion.

Motion to approve with condition to remove the existing nonconforming pylon sign

Motion Camp. Second Sisk.

Motion Carried

The Third Item of Business: is Certificate of Appropriateness Case #611, to allow for the demolition of the existing building at 730 Hwy 138 and redevelopment of the site for a drive-through coffee shop. The applicant will have to come back for signage as it is not included in this package. Staff recommends approval with the condition to remove the existing nonconforming signs. Michael Toothaker from LeCraw Engineering spoke in favor of the project. The project is a 2500 sq ft Starbucks with a drive thru that is a complete rebuild from the ground up.

Treadaway: Will there be any change to exit onto 138 from there? Will it still be a right turn only?

Kelley: It will remain the same as it is now.

Toothaker: We are proposing no improvements in the right of way.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:43 pm

Motion to approve with conditions

Motion Sisk. Second Treadaway
Motion Carried

Old Business: none

New Business: none

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Treadaway. Second Sisk
Meeting adjourned at 5:43pm