

MEDORA PLANNING AND ZONING COMMISSION  
Official Proceedings on October 17, 2017  
(Subject to board review and approval)

Meeting was called to order at 6:00 p.m. by President Kinley Slauter. Present were Aaron Axvig, Doug Ellison, and Ben Brannum. Minutes from the September 19 meeting were reviewed. Axvig made the motion to approve the minutes. Second by Brannum. Motion passed unanimously.

Application No. 17-36, a proposal from ND Cowboy Hall of Fame at 250 Main Street for signs placed on the new patio, was reviewed. No signage had been included in the approved application for the new patio. Signage has been installed that was not approved. Per City Ordinance, each business location may be allowed up to 3 total signs. This application shows 11 signs applied. Axvig stated the photo signs on the sides of the patio are excessive. Ellison agrees. Slauter feels the Commission is under pressure to approve signs that should have come to Zoning for approval before they were placed. Ellison added that the photos of Alvin Nelson would be better as a display inside the building. Slauter recommends tabling until the November meeting when Rick Thompson is present.

Application No. 17-37, a proposal from ND Cowboy Hall of Fame to place a "Sanish Rodeo" sign on the chute gate located near their parking lot, was reviewed. This sign would be considered an historic sign according to ordinance. Brannum made the motion to approve No. 17-37 as presented. Second by Axvig. Motion passed unanimously.

Application No. 17-38, a proposal from Robin O'Brien to replace siding on homes at 647 & 657 2<sup>nd</sup> Street South, was reviewed. A sample of the smart side siding in "country red" was presented for review. Brannum made the motion to approve No. 17-38. Second by Axvig. Discussion—referring to Ordinance 6.0404, the permit will expire after one year unless substantial construction in accordance with the permit has occurred. Motion passed unanimously.

Application No. 17-39, a proposal from TRMF to replace signage at the Fudge & Ice Cream Depot located at 201 Broadway, was reviewed. Ellison made the approve No. 17-39 issuing a variance of the size restriction due to issues with the actual building/structure when the old sign was removed. Second by Brannum. Motion passed unanimously.

Application No. 17-40, a proposal from TRMF to replace signage at the Ticket Junction located at 150 Pacific Ave., was reviewed. 7 signs were removed from this building and they are requesting to replace with 3 signs. Ellison questioned the wording on sign #2. Ellison made the motion to approve No. 17-40 issuing a variance of the size on sign #2. Second by Brannum. Motion passed unanimously.

Application No. 17-41, a proposal from TRMF to replace shingles with standing seam metal roofing on the new Elkhorn Quarters buildings located at 405 East River Road South, was reviewed. Project Manager, Jack Marquart, presented color options. Brannum made the motion to approve No. 17-41 with roof color of "northwood". Second by Ellison. Motion passed unanimously.

Application No. 17-42, a proposal from TRMF to replace the door and remove a window at the Corner Corral located at 301 3<sup>rd</sup> Ave., was reviewed. The current door has not been used in several years. The new door would be wide so it's ADA accessible and usable. The window that is currently next to the door would be obliterated. Brannum made the motion to approve No. 17-42. Second by Ellison. Motion passed unanimously.

Application No. 17-43, a proposal from TRMF to install a sign above the door at the Corner Corral located at 301 3<sup>rd</sup> Ave., was reviewed. Brannum made the motion to approve No. 17-43. Second by Axvig. Motion passed unanimously.

Under Misc. Business, email correspondence from Councilman Joyce, regarding the denial of Jerry Shae's Zoning Application, was reviewed. Slauter feels the design presented had more of a lodge design than an historic design and that it was within the Zoning Commission's authority to ask for updated plans. Joyce stated in his email that the Zoning Commission "was remiss in not telling him he could appeal the zoning decision to the city council". There was discussion that the intent was not to have Shae think he couldn't appeal, but applicants also have an obligation to have knowledge of the ordinances. Ellison recommended adding a statement on the bottom of the application stating that if an application is denied, it can be appealed to city council.

There being no other business, Brannum moved to adjourn. Without objection, meeting adjourned at 6:56 p.m.

ATTEST: \_\_\_\_\_ Kinley Slauter, President

ATTEST: \_\_\_\_\_ Carla Steffen, City Auditor