

MEDORA PLANNING AND ZONING COMMISSION  
Official Proceedings on April 17, 2018  
(Subject to board review and approval)

Meeting was called to order at 6:00 p.m. by President Kinley Slauter. Present were Jim Bridger, Doug Ellison, Ben Brannum, and Aaron Axvig

Minutes from the March 20, 2018 meeting were presented to the Board for approval. Bridger made the motion to approve the minutes. Second by Ellison. Motion passed unanimously.

Application No. 18-08, an application from John Tczap at 275 East River Road to replace rail fence with a privacy fence, was reviewed. The fence will be placed in the same location as the current fence. Brannum made the motion to approve Application No. 18-08. Second by Axvig. Motion passed unanimously.

Application No. 18-09, an application from Jodi Schweitzer at 394 Pacific Ave. for signage at Hatlee & Brae Store, was reviewed. Slauter clarified that each store front counts as a separate business, so 3 signs per location would be allowed. Axvig made the motion to approve Application No. 18-09 less the request to place a sign on the end of the building. Second by Ellison. Motion passed unanimously.

Application No. 18-10, an application from Jodi Schweitzer at 394 Pacific Ave. for an open sign and sandwich board at Hatlee & Brae store, was reviewed. Slauter referenced City Ordinance which states no lighted signs are allowed. There is a provision for neon open signs during the off-season. Axvig made the motion to approve No. 18-10 allowing a neon open sign during off-season only; allowing a sandwich board as presented. Second by Ellison. Discussion-neon open sign and sandwich board do not need annual approval. Motion carried unanimously.

Application No. 18-11, an application from Jodi Schweitzer at 314 Pacific Ave. (Farmhouse Café) for an open sign and sandwich board at Farmhouse Cafe, was reviewed. Because of the location of the Café, Schweitzer's are requesting a variance which would allow them to have a lighted open sign in their window year-round. Slauter recommends they be allowed to put their business hours on their main sign in lieu of a lighted sign. Bridger added they may want to encourage the landlords to do more lighting in that area. Brannum made the motion to allow the business hours be added to the current sign and grant a variance to allow an open neon sign year-round. Motion dies for lack of second. Ellison stated that if hours of operation are added to current sign, neon signage should not be necessary. He feels it's important to be consistent with this throughout the City. Axvig made the motion to allow a neon sign during the off-season and add hours of operation to current sign. Second by Ellison. Discussion-sandwich board was approved last year-does not need annual approval. Motion passed unanimously.

Application No. 18-12, an application from Milo Thompson at 105 8<sup>th</sup> Ave. to repair rear deck and add a pergola, was reviewed. Brannum made the motion to approve No. 18-12 as presented. Second by Bridger. Motion passed unanimously.

Application No. 18-13, an application from Les Bridger at 683 Third Street South to build wooden stairs to entry of house, was reviewed. Les stated he would like to move the railing from the left side to the right side of the stairs. He would also like to make the steps the same width as the landing. Treated lumber would be used to match the color of the house. Brannum made the motion to approve No. 18-13 noting the above changes. Second by Ellison. Bridger does not have a direct and substantial personal or pecuniary interest and he does intend to vote on this motion. Motion passed unanimously.

Under Misc. Business, it was brought to the attention of the Zoning Commission that work has begun on removing a section of the stone/iron wall that goes around deMores Park. This structural change was never brought to the Zoning Commission. Slauter recommends a letter be sent to the State Historical Society Chateau Site inviting them to attend the May 15 Zoning Meeting to explain why they did not go through Zoning. They also need to submit a Zoning Application. Concerns were also expressed about possible new signage being placed at Chimney Park. Slauter will go to Chateau to meet the new Site Supervisor and deliver the letter.

Steffen reported that DeMores school plans to replace a large piece of playground equipment. They must submit a Zoning Application to the Commission.

There being no other business, Brannum moved to adjourn. Without objection meeting adjourned at 6:45 p.m.

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

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