

**Planning Commission  
Minutes  
January 21, 2014**

Charlie Roberts	Present
Eron Moore	Present
Marshall Boutwell	Present
Bob Strickland	Present
Sandy Futch	Present

Mr. Roberts called the meeting to order.

Mr. Roberts determined that a quorum was present.

Mr. Roberts introduced and welcomed newly appointed Planning Commissioner Marshall Boutwell who replaced the unexpired term of former Planning Commissioner and newly elect City Council Member Keith Roche.

Mr. Roberts asked Mr. Ferguson to conduct the election of the Planning Commission officers for the 2014 year. Mr. Ferguson passed out ballots and explained the procedure. Mr. Ferguson collected the ballots and read the results. Mr. Charlie Roberts was elected Chairman by a unanimous vote, Mr. Bob Strickland was elected Vice Chairman by a unanimous vote and Mr. Josh Ferguson was elected Secretary by a unanimous vote.

Mr. Roberts called for the approval of prior minutes. Mr. Boutwell made a motion to approve the minutes of the December 16, 2013 meeting with some typographical corrections. Mr. Strickland seconded the motion. The motion carried. 4-0.

**OLD BUSINESS**

**None**

**NEW BUSINESS**

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| <b>1. Amendment to Zoning Ordinance<br/>Article XIII</b> | <b>Recommendation concerning<br/>variance authority for the<br/>City Council during<br/>Rezoning and Special Use<br/>Permits</b> |
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Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson gave the report and explained the amendment would give the authority to the City Council to grant any desired variances through the rezoning or special use permit proceedings without requiring the applicant to also present before the Board of Appeals. Mr. Ferguson recommended approval of the amendment.

Mr. Roberts asked if there were any questions of Mr. Ferguson. There were none. Mr. Roberts asked if there was any opposition. There was none. Mr. Roberts then entertained a motion. Mr. Strickland made a motion to recommend approval of the proposed amendment. Mrs. Futch seconded the motion. The motion carried. 4-0

**2. Amendment to Zoning Ordinance  
Article X Section 10.5(C)(11)(ix)**

**Recommendation concerning  
increasing the allowable  
maximum area of an EMC  
sign**

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson explained that the City Council had given specific direction for the proposed amendment because a larger EMC sign would be more appropriate for a large tract property. Mr. Ferguson recommended approval of the amendment.

Mr. Roberts asked that if the maximum sign structure area for a property is 200 square feet and the ordinance allows 40 percent of the sign area to be an EMC sign, then shouldn't the maximum EMC area allowed be 80 square feet. Mr. Ferguson agreed with Mr. Roberts's mathematical logic but explained that the City Council specifically asked for the amendment to 72 square feet. Mr. Ferguson stated that 72 square feet may be a standard EMC size.

Mr. Roberts asked if the Planning Commission had any questions of Mr. Ferguson. There were none. Mr. Roberts asked if there was any opposition. There was none. Mr. Roberts then entertained a motion. Mr. Boutwell made a motion to recommend approval of the amendment as presented. Mr. Strickland seconded the motion. The motion carried. 4-0

Mr. Roberts asked if there were any further reports from staff or Planning Commissioners. Mr. Ferguson asked the Planning Commissioners to begin thinking of available dates and times for a zoning training session conducted by the City Attorney, Mr. Lee Thompson. After some discussion it was determined that if the Board of Appeals agreed and Mr. Thompson was available, the training would take place after the Board of Appeals meeting on March 24, 2014.

Having no further business, Mr. Roberts entertained a motion to adjourn. Mrs. Futch made a motion to adjourn. Mr. Boutwell seconded the motion. The motion carried. 4-0

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Charlie Roberts, Chairman  
Planning Commission

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Joshua M. Ferguson, Director  
Planning and Zoning Department