

WHITEHALL PLANNING COMMISSION MINUTES NOVEMBER 3RD, 2016

The Whitehall Planning Commission meeting of November 3rd, 2016 was called to order by Chairman Terry Anderson 6:30 PM.

Chairman Anderson asked for a roll call.

Terry Anderson–Present
Mike Brown–Present
Zach Woodruff- Present
Paul Jordan-Present
Denny Roberge–Present
Barb Blake-Present
James Lee-Absent

Chairman Anderson asked for a motion to excuse the absent members. Mr. Woodruff motioned and Mr. Brown seconded. Motion approved.

Chairman Anderson asked for a motion to approve minutes from October 6th, 2016.

Mr. Roberge motioned to approve and Ms. Blake seconded. Motion approved.

Chairman Anderson introduced Case #717- Sign Variance on property located at 401 N. Hamilton Rd. and owned by Byers Realty, LLC.

Mr. Stan Young introduced himself and explained the case. Byers realty is seeking a sign variance for a monument sign representing the Audi Brand. This sign was originally much taller, but was reduced down to 9ft. It meets the sq. footage requirements noted by the overlay and meets the 5ft setback from the ROW. Mr. Woodruff requested the height of the original sign suggested and Mr. Young stated that the sign was to be 35ft originally. Photos were shown to scale of the location of the sign. Mr. Young noted that the sign would be partially illuminated and represents the Audi brand well. Mr. Woodruff asked if this sign is similar to the Volvo sign

and Subaru sign that were previously approved. Mr. Kevin King said that this sign does fall in line with those other signs, as the goal is for them to, over time, become uniform in the entire Byers compound. Ms. Blake asked if the signs are located at the entrance of a signaled intersection. Mr. Woodruff noted that these signs are set back farther than the signaled intersection, confirming no impact on traffic visibility.

Chairman Anderson introduced Case #718 Sign Variance on property located at 401 N. Hamilton Rd. and owned by Byers Realty, LLC.

Mr. Young moved onto to explain case# 718. The commercial overlay only allows 2 wall signs per building face. The variance is to request a 3rd wall sign for Audi, to be placed on the east side of the building. The signs are illuminated. The sign is also used to direct traffic to their service garage. Mr. Anderson asked if they are backlit, and Mr. Young noted they are internally illuminated with LED. Mr. Brown asked the external material of the building. They confirmed that the building will be a brushed metal look.

Joe Ryan explained his staff report, which confirmed both signs are recommended for both way finding and branding. Mr. King also noted that the capital investments Byers has invested on this project is around \$4.5 to \$5 million dollar range. Mr. Anderson asked if there were any further questions.

Mr. Anderson set the motion for a favorable recommendation for case# 717, Byers Realty, LLC. Ms. Blake motioned and Mr. Jordan seconded.

The vote was unanimous to approve Case #717.

Mr. Anderson set the motion for a favorable recommendation for case# 718, Byers Realty, LLC. Mr. Roberge motioned and Mr. Woodruff seconded.

The vote was unanimous to approve Case #718.

Chairman Anderson asked for a motion to adjourn. Mr. Woodruff motioned and Mr. Roberge seconded.

The meeting was adjourned at 6:48 PM.

APPROVED _____, **2016** Respectfully submitted,

Terry Anderson, Chairman

CASEY THOMAS, SECRETARY