

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ZONING, PLANNING AND APPEALS**

CASE NUMBER: 20-ZPA-02-001

HEARING DATE: March 12, 2020

PROPERTY ADDRESS: 500 N. First Street

PETITIONER/OWNER: Cary United Methodist Church

PIN NUMBER: 20-07-351-013

REQUEST: 1. Conditional Use for an Electronic Message Center Monument Sign

MEMBERS PRESENT: Kretschmer, Khoury, Williams, Jasper and Graziano

MEMBERS ABSENT: Pippen, O’Laughlin

STAFF MEMBERS PRESENT: Brian Simmons
Director of Community Development

Chairman Khoury called the meeting to order at 7:00 PM. After approving minutes from previous meetings, Chairman Khoury called Village Case No. 20-ZPA-02-001.

Director Simmons stated the Petitioner, Cary United Methodist Church, is seeking to install a new Electronic Message Center (EMC) sign on the property located at 500 N. First Street. The new EMC sign will replace two of the existing three monument signs located on the property. Per the Village sign ordinance, EMC signs require conditional use approval. The ZPA hearing was properly noticed in the February 23, 2020, edition of the Northwest Herald newspaper. In addition, the Petitioner has completed the required written notice to property owners within 250 feet and staff posted a public hearing sign on the Subject Property.

Director Simmons reviewed specifics of the petitioner’s request for consideration.

Mr. Richard Heizer was present on behalf of the petitioner to answer any questions.

Chairman Khoury opened the floor to Public Comment. With no comment from those present, Chairman Khoury closed Public Comment.

Discussion:

Chairman Khoury asked Mr. Heizer the reason for adding the signage. Mr. Heizer stated the sign will allow for better visibility to promote activities for the church.

Member Jasper asked for information on non-compliant commercial signage in the Village. Director Simmons reviewed efforts undertaken by Village staff and stated eighty percent of signage in the Village is now in compliance with current zoning requirements.

Member Graziano asked for clarification on the attached conditions regarding the petitioner’s request.

Chairman Khoury entertained a motion.

Member Graziano moved, seconded by Member Kretschmer, a motion to approve a conditional use for an electronic message center sign for the property located at 500 N First Street, subject to the conditions listed in the staff report.

Aye: Williams, Khoury, Kretschmer, Graziano, Jasper

Nay: None

Abstain: None

Absent: Pippen, O'Laughlin

Motion Passed: 5-0

Chairman Khoury entertained a motion to adjourn at 7:37

pm. ***All Ayes by Voice Vote***

Motion Passed

Respectfully submitted,



Susan Greene, Deputy Village Clerk