

MINUTES
PLANNING COMMISSION
BETHEL HEIGHTS CITY HALL
July 15, 2019 @ 7:00 p.m.

The Bethel Heights Planning Commission met in a regular scheduled meeting in the Bethel Heights City Hall. Chairman Sam Black called the meeting to order at 7:00 p.m.

ROLL CALL: The following members answered the roll call: Jimmy Scott, Ken Buchheit, Susie Wright, Jim Swanson, and Sam Black were present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVE AGENDA: Member Buchheit motioned to approve the agenda. Member Scott seconded the motion. Motion passed without dissent.

APPROVE MINUTES: June 17, 2019. Member Wright motioned to approve the minutes of June 17, 2019. Member Buchheit seconded the motion. Motion passed without dissent.

PUBLIC FORUM:

CURRENT BUSINESS:

1. **Future Land Use Map:** Members reviewed the future land use map. Chairman Black stated that if members approved the proposed future land use map, it will be sent to council for acceptance next month. Member Buchheit motioned to approve the Future Land Use Map and send it onto council for approval. Member Wright seconded the motion. Chairman Black called the roll and the following votes were recorded: Scott-yes, Buchheit-yes, Wright-yes, Swanson-yes, and Black-yes. Motion approved without dissent.

OLD BUSINESS:

NEW BUSINESS:

1. **Variance Request: Second Nature Landscape:** William Kimbrough stated that he was contacted by a city official about removing the real estate sign from his property. Mr. Kimbrough stated that the sign is for the property that was lot split and that it would be temporary. Member Wright stated that the maximum size allowed for a real estate sign is 5 square feet. Mr. Kimbrough stated that he is at a marketing disadvantage compared to the surrounding area with larger signs and that he also did a comparative study with other cities. Mr. Kimbrough stated that

Call to Order

Roll Call

Pledge

Agenda

Motion to Approve
Motion Passed

Minutes

Motion to Approve
Motion Passed

Public Forum

Current Business

Future Land Use Map

Motion to Approve

Motion Passed

Old Business

New Business

Variance Request: Second
Nature Landscape

other cities allow the traditional 4x4 real estate signs. Mr. Kimbrough stated that he only had one sign but both properties are for sale and he is asking the commission for a variance to allow for his commercial property to be allowed to have a traditional 4x4 real estate sign. Mr. Scott questioned the setbacks for signs. Mayor Black stated that signs aren't allowed within the setbacks. Mr. Kimbrough stated that the previous sign when he purchased the sign was a 4x4. Mayor Black stated that all signs, except for real estate signs, must be permitted. Mr. Kimbrough suggested that the sign portion of the ordinance was an oversight. Member Wright stated that the city's intention was to keep them small when the ordinance was approved. Member Wright stated that the same instance took place along Hwy 265 but in a residential area and that sign was required to be removed. Members discussed the required sign setbacks. Member Scott questioned the negative effect of having a large size on commercial properties. Member Wright stated that she feels that the larger size is appropriate for this situation. Member Buchheit stated that there could be a problem if you are allowing certain sizes in different areas. Mayor Black stated that during the workshops there was discussion that what was being seen in the city of Springdale wasn't what Bethel Heights wanted. Member Scott stated that he is concerned about approving this request due to the possibilities of others coming in for the same type of request. Mayor Black stated that she agreed that other request would be made and that in the past there has been issues with the larger signs being worn and unsightly. Mr. Kimbrough stated that his sign would be appropriately maintained and that he is at a marketing disadvantage due to the sign restriction. Mr. Kimbrough stated that his mother is 91 and may not live much longer and she needs the money. Mr. Kimbrough stated that the city needs to consider what the impact is for the business owner when he's at a competitive disadvantage. Chairman Black stated that he passes by the property and can see the sign clearly. Member Scott stated that people don't have problems seeing yard sale signs, so what is the difference for a real estate sign. Mayor Black stated that it's all about what a person is looking for. Member Wright stated that she doesn't have an issue with this property having the larger size but if this variance is approved how do you not approve the next. Chairman Black agreed that it would set the city up for having to explain why one request is approved when another isn't. Member Scott motioned to deny the variance request. Member Buchheit seconded the motion. Chairman Black called the roll and the following votes were recorded: Swanson-yes, Wright-no, Buchheit-yes, Scott-yes, and Black-yes. Motion passed. Members discussed that the sign portion of the ordinance needs to be reviewed and expanded.

Motion to Deny

Motion Passed

ADJOURN MEETING: Member Wright moved to adjourn. Member Scott seconded the motion. Motion passed. Meeting adjourned at 7:56.

Adjourn
Motion to Adjourn
Motion Passed

APPROVED: 
Chairman

ATTEST: 
Secretary