

Planning Commission Meeting
Tuesday, January 21, 2014
6:00 p.m. Town Hall

Edinburgh Planning Commission met in a meeting at 6:00 p.m. Tuesday, January 15, 2013

Members Present:

John Drybread, Chairman
Keith Sells
Richard Pile
Ray Walton
Mike Graham
Matt Ervin
Curtis Rooks
Stephanie Taylor

Also Present: Dustin Huddleston, Town Attorney

John Drybread opened the meeting at 6:00 p.m.

John Drybread did roll call of the Planning Commission. Present were Keith Sells, Matt Ervin, Mike Graham, Richard Pile, John Drybread, Ray Walton, Curtis Rooks, and Stephanie Taylor.

John Drybread presented the first item on the agenda, which are the minutes from January 15, 2013. He asked for any changes or comments. There being no changes or comments, Curtis Rooks made a motion to accept the minutes as presented. Ray Walton seconded. John Drybread asked for a vote for all in favor by saying aye. All board members voted aye to approve the minutes. Motion passed.

John Drybread then presented the next item on the agenda, which is the election of officers for 2014. John Drybread opened the floor for any nominations for chairman of the Planning Commission. Ray Walton made a motion to leave officers as they are with John Drybread as Chairman, Glenn Giles as Co-Chairman and Rhonda Barrett as Secretary. Mike Graham seconded. John Drybread asked for a vote for all in favor by saying aye. All board members voted aye to election of officers. Motion passed.

John Drybread then presented the sign in sheet for anyone who wanted further information about tonight's meeting.

John Drybread then presented the next item on the agenda which is an application from JR Promotions LLC to erect a two-sided billboard on U.S. 31 North.

Wade Watson then presented his staff report on the application from JR Promotions. (See attached staff report). Staff recommendation is for approval with the following stipulations:

- A. That in the event that the signs are installed on the subject property; the following content is prohibited to be displayed in any way on said signs:
 - 1. Any advertising or other signage of any type or kind that is distasteful, offensive, or of a questionable nature;
 - 2. Any advertising for massage parlors or similar adult themed business;
 - 3. Any advertising regarding adult book stores and related establishments selling or exhibiting pornographic or other obscene materials or entertainment;
 - 4. Any advertising regarding political candidates or parties.
- B. And adherence to the requirements of § 156.211(3) Prohibited Signs: The following types of outdoor advertising signs are prohibited:
 - a) Signs which are illuminated or animated by means of flashing, fluctuating, scintillating, blinking, or traveling lights or any other means not providing constant illumination as provided herein;
 - b) Signs which advertise illegal activities, or are obscene, or which contain untruthful copy, or which are improperly mounted or erected, or which represent a traffic hazard.

Mike Graham asked about the electric easement that runs through the property. Wade stated that he had not researched that. Mike stated that the line runs directly west into Atterbury and he wanted to know if the billboard was going to be built under that electric line. Richard Sprague representative of JR Promotions stated that he is not allowed to build billboards in any power easement area.

John Drybread asked Richard Sprague of JR Promotions if he had any further information he would like to present to the board. Dustin Huddleston swore in Richard Sprague of JR Promotions.

Richard Sprague presented the board members with pictures of the sign that is currently on the property and

of the proposed sign that he would like to place on the property. Richard stated that he was approached by the property owner, William Schaffer, about finding someone to rent the current billboard on his property. Richard discussed with Mr. Schaffer about the size and condition of the sign and the fact that it is not a standard sign and is hard to maintain. He discussed with Mr. Schaffer about getting approval to construct a new sign on the property, a single face 12 foot tall, 24 foot long, one steel post, with a catwalk for servicing the sign making it safer and easier to work on. The reason behind asking for a 29 foot tall sign is to allow for farm equipment to still be able to go under the sign and they will try to build the sign lower if possible and still allow for equipment to move underneath the sign.

Ray Walton asked if it would be a two sided sign and Mr. Sprague said that it would be two-sided allowing for advertising on both sides of the sign.


After some further discussion John Drybread asked the board if they had any questions for Mr. Sprague or Wade concerning the sign.

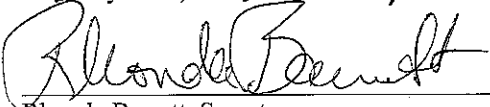
Ray Walton made a motion to approve the sign request as presented, Mike Graham seconded. John asked for all in favor to say aye. All ayes. Motion passed.

Next item on the agenda is Other Business. John Drybread presented the meeting schedule for 2014. Ray Walton asked if the meetings are contingent on having items on the agenda. John stated that the meetings would be held on the schedule only if there are items on the agenda. Dustin Huddleston stated that if there is no business then a meeting would not be held.

Curtis Rooks made a motion to approve the 2014 Meeting Schedule, Stephanie Taylor seconded. John asked for all in favor to say aye. All ayes. Motion passed.

John Drybread asked if there was any other business. There being no further business, Ray Walton made a motion to adjourn the meeting. Matt Ervin seconded. After a vote all were in favor. Meeting adjourned.


John Drybread, Chairman


Rhonda Barrett, Secretary

PLANNING COMMISSION
TOWN OF EDINBURGH
107 S. Holland St.
Edinburgh, IN 46124

STAFF REPORT
PC 2014 – P-1
January 21, 2014
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STAFF REPORT

CASE NUMBER: PC 2014 – P-1
CASE NAME: JR Promotions LLC
Application to Erect a Two-Sided Bill Board

GENERAL INFORMATION

Applicant: JR Promotions
430 Second Street
Columbus, IN 47201

Property Owner: William P Schaffer
454 Towerwood Blvd
Lake Wales, FL 33589

Agent: Richard Sprague
430 Second Street
Columbus, IN 47201

Acreage: 19.11
Zoning: R1
Land Use: Agriculture - Vacant Land

PROPERTY DESCRIPTION

The property is located in Southwest Quarter of Section 28, Township 11 North, Range 5 East (W SW S28 T11 R5) in Blue River Township approximately 2000 feet north of the intersection of U.S. 31 and Hospital Road (800 S), on the west side of U.S. 31. This property is within the U.S. 31 and S.R. 252 Town of Edinburgh Corridor Overlay Zone District and zoned as R1 (Suburban Residential) and is currently being used for agriculture.

CASE DESCRIPTION

- 1. The Town of Edinburgh Zoning Ordinance Division 3 requires Planning Commission approval of any development within the Highway Corridor Overlay Zone.

§ 156.132 Plan Commission Approval
Approval by the Plan Commission... shall be required for any proposed or revised development plan or structure or structural alteration in the U.S. 31 and S.R. 252 Corridor Overlay Zone Districts.

Plan Commission approval of the architectural design, landscaping, drainage, sewerage, parking, signage, lighting and access to the property shall be necessary prior to:

- a) the establishment of any use of the land
 - b) the issuance of any improvement location permit
 - c) the erection, construction or structural alteration of any building(s) in the U.S. 31 and S.R. 252 Corridor Overlay Zone Districts; or
 - d) modification or revision of any site development plan.
- 2. The Plan Commission is to consider the application of JR Promotions to erect a billboard sign on parcel # 41-12-28-032-010.000-001, property owned by William P. Schaffer. This parcel is outside the Municipal Boundaries of the Town of Edinburgh but is within the Town of Edinburgh Buffer Zone and within the Camp Atterbury Buffer Zone.
 - 3. Petitioner is requesting a variance to erect a two-sided billboard, 29' tall having a total copy area of 576 square feet (2 - 24' x 12'), 288 square feet of copy area facing north bound traffic and 288 square feet of copy area facing south bound traffic. This proposed billboard will replace an existing single-sided billboard currently erected at this location having a total copy area of 96 square feet (approximately 12' x 8').
 - 4. Petitioner has satisfied all documentation requirements, legal and public notifications specified in the Town of Edinburgh Plan Commission Application Packet.

CONSIDERATIONS

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1. Variances from the following Development Standards of **Division 3, Highway Corridor Overlay Districts** should be reviewed by the Planning Commission when considering this request:
 - A. Section 156.134 (5) of the Zoning Ordinance for the Town of Edinburgh states: "Off premise signage shall be prohibited in the U.S. 31 and S.R. 252 Corridor Overlay Zone Districts.
 - B. Section 156.134 (6) of the Zoning Ordinance for the Town of Edinburgh establishes standards for "on premise" signage in the U.S. 31 and S.R. 252 Corridor Overlay Zone Districts to the following requirements:
 - a) No pole sign shall exceed twenty-five (25) feet in height.
 - b) There shall be a minimum spacing of one hundred (100) feet between any pole or ground signs.
 - c) In no instance shall pole signs exceed two hundred (200) square feet of copy area.
 2. Variances from the following Development Standards of **Division 6 Sign Regulations** should be reviewed by the Planning Commission when considering this request:
 - A. Section 156.203 Prohibited Sign (8) Off-premise shall be prohibited except as is expressly permitted in this Division.
 3. The Town of Edinburgh has historically allowed the erection of off-premise signs along U.S. Highway 31. There currently exists a minimum of twelve (12) off-premise signs within a half mile of this site, including two double-decker billboards along U.S. Highway 31.

STAFF ANALYSIS

- This proposed two-sided billboard would replace the current poorly maintained single-sided wooden billboard.
- Off-premise signs are prohibited in the Highway Corridor Overlay Districts, and in all Zoning Districts. Section 156.211, **Major Highway Signage** permit off premise signage within 600' of the nearest edge of interstate highway right-of-way.
- The overall height and copy area of the proposed signs exceed standards established of both the on and off-premise signage for the Highway Corridor Overlay and all Zoning Districts, except as permitted in Section 156.211.
- Staff has received no dissenting concerns or comments related to the erection of the proposed sign.

EACH VARIANCE MUST MEET ALL OF THESE FINDINGS OF FACT

1. **GENERAL WELFARE:** The approval will be injurious to the public health, safety, morals, and general welfare of the community.

STAFF FINDINGS:

*Approval of this variance **will not** create a condition that would be injurious to the public health, safety or general welfare of the community.*

2. **ADJACENT PROPERTY:** The use and value of the area adjacent to the property included in the variance will be affected in a substantially adverse manner.

STAFF FINDINGS:

*Adjacent properties to the subject property **will not** be affected in a substantially adverse manner.*

3. **PRACTICAL DIFFICULTY:** The strict application of the terms of the ordinance will not result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

STAFF FINDINGS:

*The strict application of the ordinance **will not** result in a practical difficulty in the use of this property.*

STAFF RECOMMENDATIONS

Based on these findings, staff recommends approval of the petition with consideration of the following requirements:

- A. That in the event that the signs are installed on the subject property; the following content is prohibited to be displayed in any way on said signs:
 - 1. Any advertising or other signage of any type or kind that is distasteful, offensive, or of a questionable nature;
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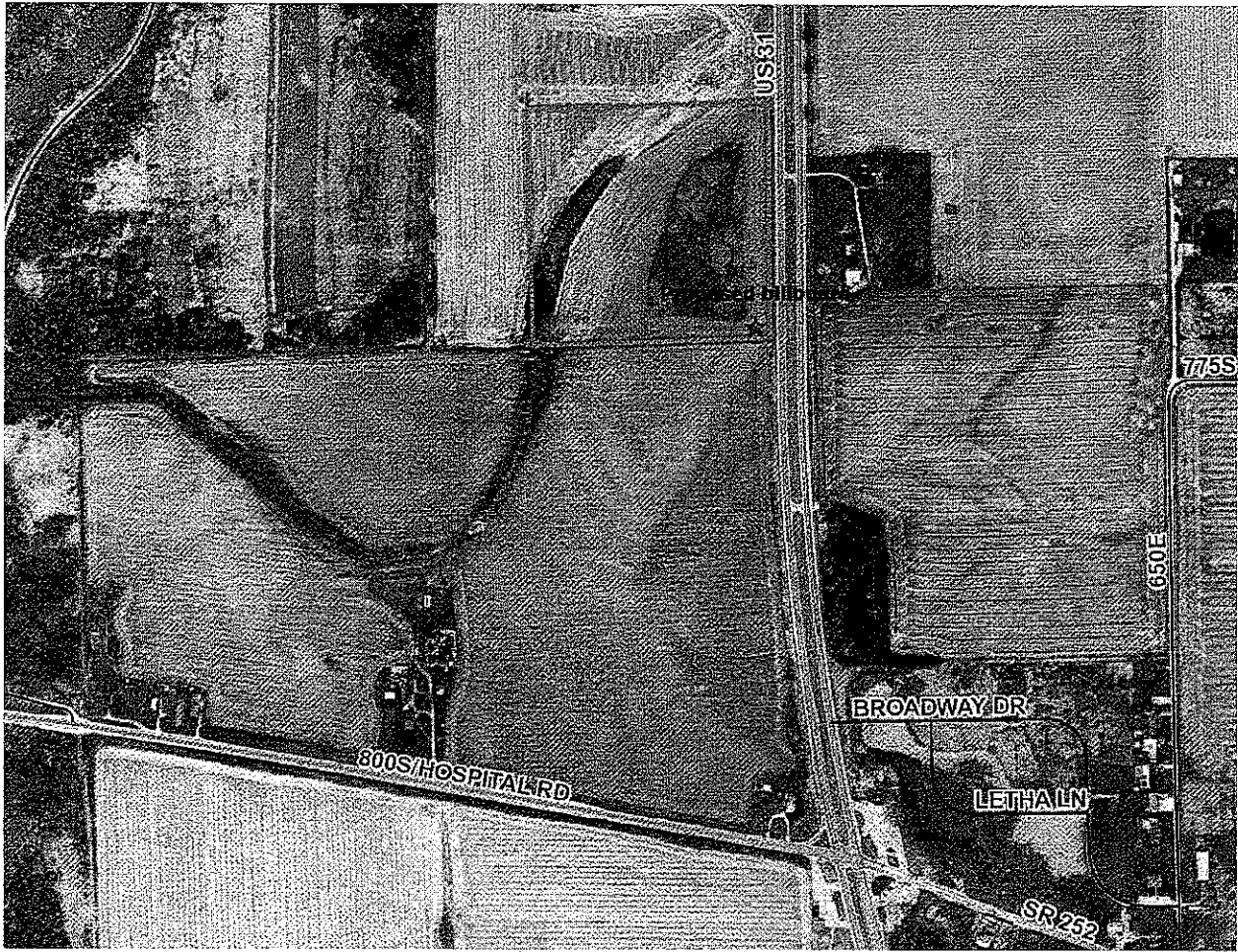
Respectfully Submitted,

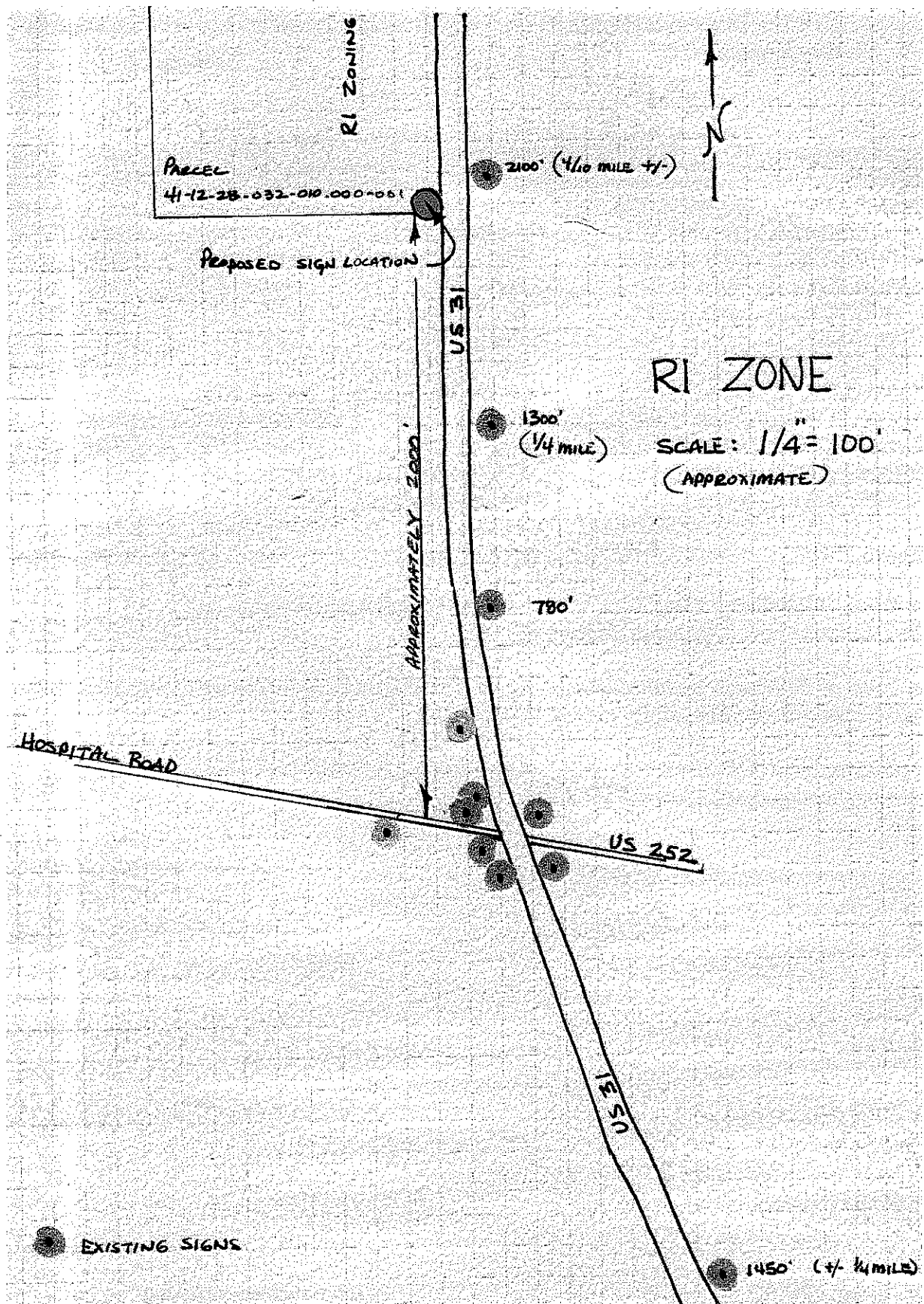


Wade Watson
Building Commissioner
Town of Edinburgh



(West side of U.S. 31 looking south)





calendar. The office hours of the Town of Edinburgh Building Commissioner are from 8a.m. to 4p.m., Monday through Friday.

Town of Edinburgh - Plan Commission Meeting Dates

Meeting Date	Application Deadline	Revised Submission Deadline	Public Hearing Deadline	Board of Zoning Dir.
January 21, 2014	December 19, 2013	January 13, 2014	January 11, 2014	January 16, 2014
February 18, 2014	January 16, 2014	February 10, 2014	February 8, 2014	February 13, 2014
March 11, 2014	February 13, 2014	March 10, 2014	March 8, 2014	March 13, 2014
April 15, 2014	March 13, 2014	April 7, 2014	April 5, 2014	April 10, 2014
May 20, 2014	April 17, 2014	May 12, 2014	May 10, 2014	May 15, 2014
June 17, 2014	May 15, 2014	June 9, 2014	June 7, 2014	June 12, 2014
July 15, 2014	June 12, 2014	July 7, 2014	July 5, 2014	July 10, 2014
August 19, 2014	July 17, 2014	August 11, 2014	August 9, 2014	August 14, 2014
September 16, 2014	August 14, 2014	September 8, 2014	September 6, 2014	September 11, 2014
October 21, 2014	September 18, 2014	October 10, 2014*	October 11, 2014	October 16, 2014
November 18, 2014	October 16, 2014	November 10, 2014	November 8, 2014	November 13, 2014
December 16, 2014	November 13, 2014	December 8, 2014	December 6, 2014	December 11, 2014
January 20, 2015	December 18, 2014	January 12, 2015	January 10, 2015	January 15, 2015
February 17, 2015	January 15, 2015	February 9, 2015	February 7, 2015	February 12, 2015

The Town of Edinburgh Plan Commission meets at 6:00 p.m. in the Edinburgh Town Hall, 107 South Holland Street, Edinburgh, Indiana 46124.

The Town of Edinburgh Building Commissioner is located at in the Edinburgh Town Hall, 107 South Holland Street, Edinburgh, Indiana 46124.

All petitions must be filed with the Town of Edinburgh’s Building Commissioner by 4:00 p.m. on the application deadlines specified above.

*Dates moved due to conflict with Holiday.