

Lonoke Planning and Zoning
Meeting Minutes
July 02, 2020

Attendance:

Kelly Rather
Bill Coley
Mike Jones
Karen Dill
Dan Sallinger

Special meeting to review building permits for HBZ Investments and sign permits for Jeremy Reed, Smoke and Grill.

Karen Dill called the meeting to order at 6:35pm

First on the agenda was the sign permits for Jeremy Reed, Smoke and Grill. The sign permit for the exterior wall was presented. The sign met the criteria for the zone. Kelly Rather motioned to approve the wall sign. Mike Jones 2nd the motion. Approved by all members.

The roof sign for Jeremy Reed was presented and there was discussion about roof signs not being permitted. Mr. Reed asked why, and it was explained that for safety, and aesthetic reason, roof signs were not permitted. No permit was approved for the roof sign. Mr. Reed asked if he could have a free standing sign. Karen Dill explained that as long as it met the requirements for zone C-2 and the overlay district, they could put up a free standing sign. Karen Dill explained that C-2 allowed for a sign, not to exceed 100 square feet. The center street overlay district height restriction was 8 feet. During this time, Dan Sallinger left the room and came back and said that this business was not in C-1, but was in C-1. Karen Dill questioned, but Dan stated that C-2 ended at 9th Street and this building was in C-1. The commission looked up the requirements for C-1 and it does not allow free standing signs. Much discussion was made about other businesses that have free standing signs, and after a time, Kelly motioned to table the discussion until the commission had a chance to review the new request of the free standing sign. Mike Jones 2nd the motion and the motion passed.

Mr. Reed also asked about putting in a drive-through for the business. Karen Dill stated that we didn't have that information and would have to get back with him on that subject.

Next on the agenda - 3 permits for HBZ Investments. Walter Ellis, owner of the property was in attendance.

Building permit for a lean-to – The lean-to met the requirements for the zone. Kelly Rather motioned to approve the permit. Bill Coley 2nd. The motion passed.

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Building permit for a lean-to. The lean-to met the requirements for the zone. Kelly Rather motioned to approve and Bill Coley 2nd. Motion passed.

Next on the agenda was the survey for the Methodist Church acquiring the Presbyterian Church. Karen Dill spoke about this being a lot split and therefore requiring an incidental subdivision permit application. Karen asked that each member look at Section 5.6, Incidental Subdivisions, on page 89 of the UDC. This matter will be coming up at a later date.

No other discussion. Karen Dill Adjourned the meeting at 8:30pm

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After the meeting adjourned, the member of the commission had left. Karen Dill went into city hall to drop off paperwork and the recorder. Dan Salinger was there talking to Jeremy Reed. Dan told Karen that there had been a mistake about the zone that Jeremy Reed's business was in. It was in C-2, not C-1 and that a free standing sign could be permitted as long as it met the requirements of C-2 and the overlay district. Jeremy Reed completed a new application along with a drawing. Karen Dill took the application and discussed by email the possibility of approving the sign without holding another meeting since all in attendance had agreed to the criteria of the sign. The members that attended the July 02 meeting agreed and Karen Dill sent the permit out to each attendees' emails and they signed electronically. The email, permit, and authenticity are attached.