

APPLICATION FOR ZONING ACTION

TO:

- Boone County Planning Commission (SITE PLAN REVIEW ONLY)
- City of Florence Board of Adjustment
- Boone County Board of Adjustment
- City of Union Board of Adjustment
- City of Walton Board of Adjustment
- Zoning Enforcement Officer

FOR:

- Zoning Text Amendment
- Comprehensive Plan Change
- Preliminary Plat Review
- Conditional Use Permit
- Concept Development Plan Change
- Preliminary Development Plan
- Change of Non-Conforming Use
- Design Review Board and Certificate of Appropriateness
- Zoning Map Amendment
- Planned Development Overlay Change
- Improvement Plat Review
- Final or Deed Plat Review
- Site Plan Review
- Historic District Overlay
- ~~Appeal~~ or Variance possible
- Sign or Zoning Permit

Applicant: McDonald's Corporation Option  Owner  
McDonald's Plaza  Agent

Address: Oak Brook, Illinois 60521  
c/o Gerald F. Dusing, 8100 Burlington Pike, Suite 400  
P.O. Box 576, Florence, KY. 41042 Telephone: (606) 371-6220  
 agent for option holder

Location: NE Corner Dixie Highway & Turfway (corner of Thriftway lot)

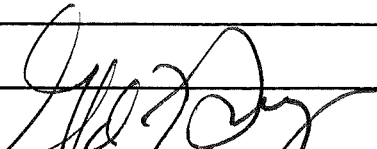

Name of Property Owner: Regal Quad. Inc.

Address of Property Owner: 9280 Plainfield Road Cincinnati, Ohio 45236

Zoning District: C-2 Area in Acres: 0.7338

Deed Book: 290 Page Number: 195  
363 Page Number: 145 Group Number: 766

Description of Request: Conditional use permit for drive through. Possibly setback variance depending on what Board considers "front".

Applicant's Signature:   
 Property Owner's Signature:  RICHARD A. LINDNER, VICE PRESIDENT

Application Fee: \$243.00 FOR PLANNING COMMISSION USE ONLY Date Received: 10/23/87 By: K. Costello

Referred To: Tom Meeting Date: 11/11/87 7:30 P.M.

Action Taken: denied Date of Action: 11-11-87

ADDENDUM

STAFF REPORT

DEVELOPMENT: McDonald's Restaurant  
APPLICANT: McDonald's Corporation  
LOCATION: Northeast corner of Dixie Highway and Turfway Road, Florence, Kentucky  
ZONING: Commercial Two (C-2)  
DATE: November 11, 1987  
REMARKS:

Since my initial Staff Report, which was mailed to the Board members prior to tonight's meeting, I would like to address three issues or concerns. First, the applicant originally requested Site Plan Review at the same time the Conditional Use Permit application was submitted. As a result, the Staff completed its preliminary review of the Site Plan. On November 2, 1987, I sent a letter to Mr. Gerald F. Dusing, who is representing McDonald's Corporation, with a list of at least thirteen (13) deficiencies in the submitted Site Plan. On November 5, 1987, I had a meeting with Mr. Gust Mecera, P.E. of McDonald's Corporation, to discuss the deficiencies. At this meeting, he concluded that the application would only involve the Conditional Use Permit application and not Site Plan Review. On November 9, 1987, Mr. Mecera changed his mind and stated that he would like the Conditional Use Permit application to include Site Plan Review. The applicant has not submitted a revised Site Plan, which addresses the deficiencies. Therefore, the Staff cannot recommend approval based upon the requirements of Article 14, Boone County Zoning Regulations. The Staff would recommend that if the Board grants the Conditional Use Permit, then the applicant be required to submit a Site Plan for review and approval by the Boone County Planning Commission.

Second, the Staff have analyzed traffic projections of the site since the preparation of the original report and in relation to the proposed use. The applicant has also submitted traffic figures.

Normally, a drive-thru or drive-in fast food restaurant is considered to be a high traffic generator. Peak traffic periods usually occur at lunch and dinner times during the week and on weekends. However, this type of restaurant and site is considered to be a neighborhood location rather than an interstate location. Thus, it is anticipated that most of its customers will either live or shop in the area and the proposed restaurant will not draw primarily from I-75 like the Dream Street McDonald's location.

Based upon the location and the design of the existing curb cut, the projected flow of traffic and evaluation of existing

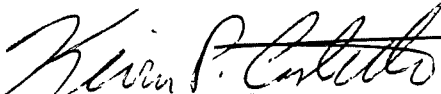
Staff Report - McDonald's  
November 11, 1987  
Page Two

traffic patterns, on Turfway Road, the Staff would recommend that a tapered acceleration lane, approximately 10 - 12 foot in width and 50 - 100 feet in length be constructed at the Turfway Road entrance. This lane would allow better traffic movement for traffic entering the site and leaving the proposed restaurant site and shopping area. The acceleration lane will allow people to gradually merge from the proposed use on Turfway Road towards KY 18. Final design specifications for this acceleration lane can be submitted as part of Site Plan Review and with approval of the Kentucky Transportation Cabinet. Equally important is the striping of Turfway Road for proper identification of turning lanes.

Third, signage is an important issue because of the high visibility of the site and the intersection of Main Street with Dixie Highway and Turfway Road. The site and proposed building has frontage on two roads - Dixie Highway and Turfway Road - but it also can be seen from Main Street. Since the preparation of the original Staff Report, the applicant on November 10, 1987 submitted a typical McDonald's signage package.

Consequently, the Staff reviewed the submitted drawings since the Site Plan and Conditional Use Permit application showed a free-standing sign and this sign was evaluated in relation to the requirements of Article 19 of the Boone County Zoning Regulations. In regard to the proposed free-standing sign, the Staff has determined that it would not be allowed based upon on Section 1920 since the lot is part of an existing shopping center or mixed use commercial development. This requirement also applies to any out-lots subdivided as part of a larger development. In general, shopping centers, mixed use commercial and planned developments are allowed one or two on premises, free-standing entrance signs from two major access points depending upon the amount of frontage. No free-standing sign may be permitted for individual establishments or buildings located within, or accessible from, the entrance of a shopping center or mixed use development when such building or establishment, or the lot upon which such establishment is located is planned, designed, or marketed as a part of such development. A copy of Section 1920 of the Boone County Zoning Regulations is enclosed. The remaining signs such as the menu board, speaker stand, flag, building mounted signs and directional signage will be reviewed either at Site Plan Review or by permit application.

Respectfully submitted,

  
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Kevin P. Costello  
Asst. Director/Sr. Planner

KPC/jdh

*JW* 11-11-87

Upon receipt of a full and complete application for a sign permit, the Zoning Administrator shall issue a permit or notify the applicant of any non-conformance with the provisions of this article within fourteen (14) days. The application data required by this section may be submitted as part of the Site Plan required by this order (Article 14).

The Zoning Administrator shall maintain a file of all applications for sign permits.

#### Section 1911

##### Entrance Signs Requiring a Permit

In an agricultural, residential, or employment district entrance signs shall be permitted for the following developments:

1. The contiguous development of fifteen (15) acres of land or twenty-five (25) units or more for residential use;
2. The contiguous development of two (2) or more acres for office use; or
3. The contiguous development of ten (10) or more acres for industrial use.

One entrance sign of up to one hundred and fifty (150) square feet in area shall be permitted for each entrance into the development from an arterial or collector street. Information conveyed on such signs shall be limited to the name of the development and the name of the owner, builder, or developer of the project. Entrance signs shall conform to the general requirements listed in Section 1904.

#### Section 1912

##### Signs Permitted in Any District Requiring a Permit

1. Signs of bulletin boards customarily incidental to places of worship, libraries, museums, social clubs, or societies, shall not exceed sixteen (16) square feet in area and shall be located on the premises of such institution;
2. Any sign advertising a commercial enterprise, including real estate developers or sub-dividers, in a district zoned residential shall not exceed sixteen (16) square feet in area and shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located.

#### Section 1920

##### Signs Permitted in Recreational, Commercial, and Employment Districts Requiring a Permit

1. Building Mounted Signs  
A business establishment may be permitted one flat or wall on-premises sign for each frontage directly on, or with high visibility from, any arterial, collector, or marginal access

street, including areas of major internal traffic circulation of a development planned in accordance with Article 15, Planned Development Overlay. One building mounted sign shall be permitted two square feet of sign area per lineal foot of building width for the wall upon which it is mounted, or in multi-tenant buildings, the width of the portion of the building frontage occupied by an individual establishment. Any additional building mounted signs shall be permitted one square foot of sign area per lineal foot of width for the wall on which it is mounted. Under no circumstances shall any establishment be allowed more than three building mounted signs.

2. Free-Standing Signs

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- a. Shopping centers, mixed use commercial and planned developments shall be permitted one on premises free standing entrance sign for the purpose of identifying the name of the development and its major access point. Such developments with frontage and access from two or more major thoroughfares may be allowed one free standing entrance sign at one access point on each such major thoroughfare for a maximum of two free-standing signs. No free-standing sign may be permitted for individual establishments or buildings located within, or accessible from, the entrance of a shopping center or mixed use development when such building or establishment, or the lot upon which such establishment is located is planned, designed, or marketed as a part of such development. (This requirement also applies to any out-lots subdivided as part of a larger development and any developments established under Article 15, Planned Development Overlay, of the zoning regulations.)
  - b. Individual business establishments not located within a shopping center, mixed use commercial, or planned development shall be permitted one on premises free-standing sign. There shall be only one free-standing sign for each building, regardless of the number of business establishments conducted in said building.

If a free-standing sign is not possible or desirable, each building shall be permitted one projecting sign subject to the following requirements: the sign shall not project further than four (4) feet from the face of the building; the bottom of the sign shall be at least ten (10) feet above grade; and the surface area of the sign shall not exceed one and one-half (1 1/2) square feet for each lineal foot of building width, provided that no sign shall exceed a maximum sign area of thirty-two (32) square feet.

- c. The maximum size of any free-standing sign permitted shall be one and one-half (1 1/2) square feet of sign area for each lineal foot of lot width, along the street frontage which the sign is located. No free-standing sign may exceed 250 square feet in area.

CITY OF FLORENCE  
BOARD OF ADJUSTMENT

November 11, 1987 - 7:30 P.M.

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Chairman Holland called the meeting to order.

BOARD MEMBERS PRESENT:

Mr. Ashcraft  
Chairman Holland  
Mrs. Meihaus  
Mrs. Ward  
Mr. White

BOARD MEMBERS NOT PRESENT:

None.

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Chairman Holland stated that each member had received a copy of the Minutes of the Board of Adjustment Meeting of October 14, 1987 and asked if there were any comments or questions. There being no comments or questions, Chairman Holland moved, seconded by Mrs. Ward, that the Minutes be approved. The motion carried unanimously.

AGENDA ITEMS:

1. A request of Michael Ruwe for a Variance in the number of building-mounted signs in order to allow a second sign on the south side of the building. The 2.5-acre site, located on the west side of Dream Street between McDonald's and Bob Evans, is zoned Commercial Services/Planned Development (C-3/PD) and is owned by James Gallenstein.

Staff Member, Tom Breidenstein, presented the Staff Report (see Staff Report). Since a slide presentation was not available, Mr. Breidenstein indicated the location of the site and the adjacent land uses in order to acquaint the Board members with the location. Mr. Breidenstein noted that Staff would not suggest any conditions should the Variance be granted.

Mr. Norb Gettys, attorney for Mr. Ruwe, presented a film of the area noting other businesses and signage in the vicinity of the site. He stated that the Skeffington's sign could only be seen from the I-75 ramp. They are requesting the additional sign for the end of the building to be visible from Dream Street. He stated that the requested Variance would not affect the public health, safety, or welfare. He stated that there is a great deal of signage currently in the area and that the requested sign would allow the applicant to be competitive with the existing signage.

Mr. Ashcraft asked why the applicant was requesting such a large sign.

Mr. Ruwe stated that the dimensions originally submitted were for a sign on the roof. He stated that they are requesting a 4' X 16' sign, but that any sign would be better than none. He noted that when someone is in the immediate vicinity of Skeffington's, it is difficult to locate. The sign would be for direction, as well as advertisement.

Chairman Holland asked where the sign would be located.

Mr. Gettys stated that there is a slanted roof on the building and that the sign would be under the eaves. He presented a picture of the proposed sign, noting that it will be white with black letters. In response to a question from Mrs. Meihaus, Mr. Gettys added that the sign would need to be of sufficient size to be connected to the gable of the roof and that the sign would be designed to fit inside the gable.

Chairman Holland asked why the sign could not be 7' or 8' as opposed to 20' as indicated in the request. Mr. Gettys replied that the sign needs to be competitive with the existing signs and consistent with the other two signs on the building. Mrs. Meihaus noted that the reason for sign limitations is to reduce sign clutter.

Chairman Holland asked if there was anyone else who wished to speak in regard to this request.

There being no further discussion, Mr. Ashcraft moved that the Variance be granted provided that the sign be no larger than 4' X 16'. Mrs. Meihaus seconded the motion.

Chairman Holland asked if there was any further discussion. There being none, he asked for a roll call vote on the motion which found Mr. Ashcraft, Mrs. Meihaus, Mrs. Ward, and Chairman Holland in favor. Mr. White was opposed. The motion carried by a vote of 4 to 1.

2. A request of Joseph Roberts, applicant for Marathon Petroleum Company, for a Variance in the number of building-mounted signs in order to allow 12 signs. The 1.48-acre site, which is located at the northeast corner of Commerce Drive and Burlington Pike, is zoned Commercial Services/Planned Development (C-3/PD) and is owned by the Marathon Petroleum Company.

Staff Member, Tom Breidenstein, presented the Staff Report which included a slide presentation (see Staff Report).

Chairman Holland asked if two free-standing signs are currently permitted.

Mr. Breidenstein stated that those signs were discussed during the Public Hearing and were approved, noting that such uses are permitted in Planned Development.

Mr. Joe Roberts, an engineer with Marathon Petroleum Company, stated that they are requesting 12 signs as this is their standard graphics package. He noted that there is a purpose for each sign. He stated that they would appreciate any number of signs being approved. Mr. Roberts stated that the high rise sign is for the interstate traffic, and the 250 sq. ft. sign is to advertise prices. The canopy, logo, and moving "S" signs are for traffic on KY 18. He indicated that the signs advertising items for sale in the convenience store, such as soft drinks, eggs, and chicken, are intended to draw customers purchasing gasoline into the store. He added that if the building is turned to face KY 18, they could eliminate the three signs on the back. He noted that there are two frontages on the building and that the canopy is an integral part of the building. He stated that their special circumstance is that they are unlike any other service station in the Florence area. Mr. Roberts noted that the signs and the site are well designed and that their sign package has built up a familiarity with their customers. He stated that strict application of the regulations would represent a hardship. He noted that the zoning regulations were adopted after their standard sign package was designed. He added that the signs will not affect the public health, safety, and welfare. Mr. Roberts presented an artist's rendering of the site and noted that their main colors are red, white, and blue.

In response to a question from Mr. White, Mr. Roberts stated that the moving "S" sign appears to be moving by the use of blinking lights.

Chairman Holland asked if the drawing attached to the Staff Report was correct. Mr. Roberts stated that it was correct and that the building had been oriented in consideration of the curb cuts. Mr. Roberts distributed copies of the drawing of the proposed facility to the Board members.

Chairman Holland asked if there was anyone present who wished to speak for or against this request. There was no response.

Chairman Holland stated that he would like to discuss the signs in groups.

Mr. White stated that he finds the signs on the canopy to be attractive. Mr. Ashcraft added that he primarily objects to the sign advertising the hot dogs and that the moving "S" sign adds to the appearance of the facility.

Mrs. Meihaus suggested that the Speedway signs on the canopy be eliminated, as well as the logo signs on the front and back of the building.

Mr. White stated that it would not be appropriate for a canopy that size to be blank. Mrs. Ward agreed.

Chairman Holland asked the Board for their comments regarding the hot dog sign. Mr. Ashcraft stated that he is only opposed to the sign on the west side facing Commerce Drive. Mr. White and Mrs. Ward agreed.

Chairman Holland asked if the Board agreed to the Speedway Store decal. Mr. Ashcraft, Mr. White, and Mrs. Ward indicated that they would be in agreement to allow the decal.

Chairman Holland moved that the Board grant a Variance allowing two (2) Speedway signs on the canopy, four (4) moving "S" signs on the canopy, two (2) Speedway Store signs or decals on the store, and one (1) literboard sign facing the east side of the building for a total of nine (9) signs. Mr. White seconded the motion.

Mr. Ashcraft noted that the logo sign on the building would be eliminated.

Counselor Wilson noted that the motion had been made by the Chairman due to the complexity of this issue.

Mr. White stated that he would adopt the motion made by Chairman Holland and Mr. Ashcraft stated that he would second the motion.

There being no further discussion, Chairman Holland asked for a roll call vote on the motion which found Mr. Ashcraft, Mrs. Ward, and Mr. White in favor. Chairman Holland and Mrs. Meihaus were opposed. The motion carried by a vote of 3 to 2.

3. A request of McDonald's Corporation for a Conditional Use Permit to allow for the construction of a 3,900 sq. ft. (approx.) drive-thru restaurant located on the northeast corner of Dixie Highway and Turfway Road (adjacent to Taco Bell). The applicant is also seeking approval of the submitted Site Plan. The site is zoned Commercial Two (C-2).

Staff Member, Tom Breidenstein, distributed copies of an Addendum to the Staff Report to the Board members. Mr. Breidenstein presented the Staff Report, which included a slide presentation, and reviewed the Addendum (see Staff Report and Addendum). Mr. Breidenstein noted that should the Conditional Use Permit be granted, a condition of approval should be the review of the Site Plan by the Boone County Planning Commission.

Chairman Holland asked if there was anyone present representing the applicant.

Mr. Jerry Dusing, attorney for the applicant, stated that Mr. Greg Alexander, Mr. Gust Mercera, and Mr. Ray Markel were also present in behalf of McDonald's. Mr. Dusing stated that he had not seen the Addendum to the Staff Report. He noted that they had applied for a Conditional Use Permit and Site Plan Review at the same time at the suggestion of the Staff. They have not been able to properly complete the Site Plan at this time.

Mr. White noted that the Addendum indicated that the Staff cannot recommend approval.

Counselor Wilson clarified that the Site Plan is deficient and that Mr. Costello is indicating in the Addendum that Staff cannot recommend approval of the Site Plan. Mr. Dusing noted that the wording is ambiguous and that once the Conditional Use is approved indicating that this is an allowable use of the site, they will submit a Site Plan.

Mr. Dusing continued with his presentation and stated that the Board should allow the Conditional Use permit as they have met the criteria and are consistent with the Comprehensive Plan. He discussed the seven criteria used to determine whether a Conditional Use is appropriate within a zone and noted Staff's response to the criteria on Page 3 of the Staff Report. Mr. Dusing stated that they have submitted to the Staff information compiled by McDonald's in regard to traffic. Mr. Dusing reviewed this study entitled, "Site Traffic Generation", which is on file in the Staff Office. He noted that the peak hours for a drive-thru McDonald's are noon to 1 or 1:30 P.M. and after 6 P.M.. He stated that the hours of least use are 4:30 P.M. to 6 P.M. and noted that McDonald's does not generate traffic during rush hours. He discussed the percentage of increased traffic into the site, noting a high of 3%. They are not asking for additional access.

Mr. Gust Mercera reviewed the Site Plan noting traffic circulation patterns. He noted the deficiencies in the Site Plan and stated that they will comply with the requirements but need time to prepare the material. Mr. Mercera reviewed the proposed landscaping plan.

Mr. Dusing commented that the ordinance calls for 26 parking spaces and they have 38, as well as access to parking in the shopping center.

Following discussion, Chairman Holland noted his concerns regarding McDonald's putting a sign on the expressway advertising a McDonald's at this exit. Mr. White noted that he has seen McDonald's signs advertising restaurants that are 4 miles off the expressway.

Mr. Mercera stated that there are no current plans to place such a sign on the expressway. He noted that he cannot guarantee that this will never happen. Mr. Alexander commented that this development is strictly a neighborhood facility.

Chairman Holland asked if there was anyone present who wished to comment regarding this request.

Mayor Rolfes stated that McDonald's is a fine corporation and does a good job in maintaining the exteriors of their facilities. He stated that there is concern about the amount of traffic that will be generated. He noted the amount and type of traffic that is drawn to the McDonald's facility on Dream Street. He stated that McDonald's has done everything they can to control this problem, but the problem remains. Mayor Rolfes noted the proximity of the site to Boone County High School and stated that there is concern in the community regarding the impact of the facility. He noted a traffic count in the area of 32,000 cars per day and stated that 3% is a sizeable increase in the number of cars. Mayor Rolfes asked that the total impact on the community be considered.

Mr. Bob Pope, owner of a business across the street from the proposed McDonald's, agreed with Mayor Rolfes' concerns. He commented on the McDonald's facilities on Dream Street and in Erlanger and asked that there be some assurance that there will be policing of the area if it becomes necessary. Mr. Pope stated that this is a neighborhood location.

Chairman Holland asked if there was anyone else who wished to speak.

Mr. Dusing stated that when a 24-hour traffic count is taken, in order to determine how an increase affects the area, you have to consider how the increase is spread over the 24-hour period. He noted that the facility would impact the traffic 0% during the peak traffic hours of 4 P.M. to 6:30 P.M.. Mr. Dusing stated that they are asking whether they meet the criteria for a Conditional Use under C-2 and noted that a drive-thru window must be part of the motion. He stated that other concerns would have to be satisfied before they could proceed via Site Plan Review.

Mrs. Meihaus asked how different McDonald's locations could be considered in the traffic study.

Mr. Dusing stated that the study was done by McDonald's and added that a drive-thru window increases business 14% and increases traffic 0%.

Mayor Rolfes stated that McDonald's draws the cruising and congregating type of traffic and asked if McDonald's has come up with a way to control this traffic.

Mr. Dusing agreed that this type of traffic has a negative impact and stated that the solution is usually an outside security guard.

Mayor Rolfes added that McDonald's has done everything that they have been asked to do in an effort to control this traffic. He noted the problems which exist on Dream Street.

Mr. Ashcraft stated that he had never considered a McDonald's for this location. He stated that he is concerned about the traffic and the cruising. He noted that the large parking lot would draw teenagers. He stated that he would be more comfortable if McDonald's were at the other end of the lot.

Mrs. Ward stated that she drives home from work via Turfway Road at varying hours and that the intersection is always congested. She stated that she believed there would be an increase in traffic with McDonald's at this location.

Mr. White stated that his concerns are the same as Mr. Ashcraft's. He stated that the large parking lot will create a problem. He stated that a hired policeman would only be able to control the McDonald's lot, not the large parking lot.

Mr. White moved that the Conditional Use permit be denied. Mr. Ashcraft seconded the motion.

Chairman Holland asked for a roll call vote on the motion and it carried unanimously.

Mr. Dusing requested a copy of the tape of this hearing and was advised to make his request to Mr. Newton, Director.

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4. A request of Lackner Sign Company, applicant for McDonald's Restaurant, for a Variance in the height of a free-standing sign. The site is approximately one-acre in size. An existing free-standing sign, 35 feet in height and 254 sq. ft. in size, is located adjacent to I-75 near the northwest corner of the site. The applicant is proposing to raise this sign to 65 feet in overall height.

Mr. Dusing stated that the applicant is requesting deferral of this request until the next meeting.

Mr. Holland stated that it is too late to put the request on the agenda for the Special Meeting on November 19, 1987 and suggested that the request be scheduled for the Regular Meeting on December 9, 1987.

Mrs. Meihaus moved that this request be deferred until the December 9, 1987 Meeting. Mr. Ashcraft seconded the motion and it carried unanimously.

5. A request of Lackner Sign Company, applicant for Kentucky National Bank, for a Variance in order to allow a total of three building-mounted signs. The 0.35-acre site, which is located near the intersection of Burlington Pike and Turfway Road next to the Famous Recipe Restaurant, is zoned Commercial Two (C-2) and is owned by Famous Recipe of Northern Kentucky.

Staff Member, Tom Breidenstein, presented the Staff Report which included a slide presentation (see Staff Report).

Mr. Willis Mathis, attorney for Kentucky National Bank, stated that when the architect for this project presented the Site Plan over a year ago, there was a problem with getting easements which delayed the project and in the meantime the regulations changed. The free-standing sign was allowed based on the regulations which were in effect when the Site Plan was reviewed. He stated that the back of the bank faces Thriftway and the free-standing sign cannot be seen. He stated that there are 26,000 cars per week which enter the Thriftway parking lot and many of them do not use the common entrance. He stated that the lack of signage hurts their business. They are requesting a 15" high sign that will not be lighted. He noted that Mr. Bill Shumer with Kentucky National Bank was also present.

Mr. Ashcraft asked if they would consider eliminating the free-standing sign. Mr. Mathis stated that they would not.

Mr. White asked if they would consider reducing the free-standing sign. Mr. Mathis stated that this would cost approximately \$15,000. He added that if they had not been permitted the free-standing sign, they would have redesigned the building and would have been allowed three building-mounted signs. Mr. Breidenstein corrected this figure to two.

Mayor Rolfes asked if there was a possibility of asking that they agree to a monument sign when the time comes that everyone in the area has monument signs. He noted that signs need to be replaced at times and that a monument sign might be desirable at that time.

Mr. Mathis stated that he did not believe the free-standing sign was an issue in this request.

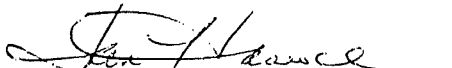
Mrs. Meihaus stated that although she does not like the free-standing sign, it has been approved. She suggested that the logo be eliminated.

Mrs. Meihaus moved that the building-mounted sign for the back of the building be granted and that the logo be eliminated. Mr. Ashcraft seconded the request.

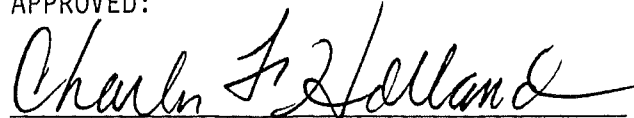
Chairman Holland asked for a roll call vote on the motion and it carried unanimously.

There being no further business to come before the Board, Chairman Holland moved, seconded by Mrs. Ward that the meeting be adjourned. The meeting was adjourned by unanimous consent at 9:45 P.M..

ATTEST:

  
Jan Hancock, Recording Secretary

APPROVED:

  
Charles Holland, Chairman