

CITY OF PRESTON PLANNING AND ZONING MEETING
July 9, 2014

ROLL CALL Roll Call showed the following Board members present: Chairman Randy Harris, Commissioner Terry Petterborg, Commissioner Bruce Hodges, Commissioner Roger Woolley, Commissioner Linda Hansen, Commissioner Cedar Hodges

Staff present: City Liaison Sandra Hubbard, Clerk Linda Acock, Planner Bronson Tatton

Others: Joel Palmer, Nathan Palmer, Jack Yasanis, Nathan Fuller

Meeting was called to order at 6:00 p.m. by Chairman Randy Harris.

REVIEW & APPROVAL P&Z MINUTES 05/14/14 It was moved by Commissioner Roger Woolley and seconded by Commissioner Linda Hansen to approve the Planning and Zoning Minutes of May 14, 2014. The motion passed by unanimous approval.

REPORT OF APPROVED BUILDING PERMIT City Planner Bronson Tatton reported on the following approved building permits:

O'Reilley Auto Parts	157 S State	Sign
Franklin Co Medical	44 N 1 st E	Addition/Remodel
Dennis K. Olsen	485 W 2 nd S	Garage
Cameron Hansen	510 S 1 st E	Addition
Doug Moore	604 E 8 th N	Addition
Stokes True Value	217 S State	Sign

SIGN PERMIT LYTLE SIGN Nathan Fuller, representing Lytle Signs, explained that they have presented a sign permit application to reface the top portion of the existing pole sign at Stokes True Value, 217 South State. They will not be making any changes to the electrical portion of the sign, but because the existing electronic sign does not meet current city codes, City Planner Bronson Tatton has asked them to come before the Board.

City Planner Bronson Tatton advised the Board that the sign did meet the city's codes when it was built, but some of the codes have changed, and he wanted the Board to review the permit. Lytle signs will not be changing any part of the electrical sign, and the refacing of the top portion does meet code.

After brief discussion, the Board determined that the sign is, "grandfathered" and that City Planner Bronson Tatton is right in signing the permit.

DISCUSS SIGN PERMIT APPLICATION Chairman Randy Harris asked the Board members for opinion on the signing authority of the sign permits. He feels the permits should be reviewed and approved through the planning and zoning commission, whereas the permits are for commercial property.

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After brief discussion, Chairman Randy Harris asked to have the permit application reformatted to have the City Engineer review the sign permit, bring the permit before the Planning and Zoning Commission for review and approval, and then have both the City Engineer and the P&Z Chairman sign the permit when it has been approved.

BUILDING Joel Palmer came before the Board to discuss the building lot behind his
LOT property at 1006 North State. His son is interested in building a new home
DISCUSSION on this property, but there is a continued dispute with Country Club Estates,
1006 N STATE over an encroachment of the property. He is hoping the Planning and Zoning
J. PALMER Board can help in resolving the dispute without litigation.

It was determined that the Planning and Zoning Commission does not have jurisdiction over this matter, as the encroachment, and property boundaries, is a civil matter between the property owners.

ADJOURN Meeting was adjourned at 6:47 P.M. by Chairman Randy Harris.

Randy Harris, Chairman

Linda Acock, Clerk