

# Village of Bellaire

## PLANNING COMMISSION

**William Drollinger, Chairman**

**Commissioners: Dan Bennett, Fred Harris, Robert Shumaker and Don Seman**

### PLANNING COMMISSION PUBLIC HEARING MINUTES

Tuesday, February 3, 2015

1. **Call to Order:** Chair Drollinger called the Public Hearing to order at 5:10 p.m.
2. **Roll Call Attendance**
  - Present:** Chairman Drollinger, Dan Bennett, Robert Shumaker
  - Absent:** Fred Harris and Don Seman
  - Staff Present:** Lori Luckett, Zoning Administrator
  - Also Present:** None.
3. **Opening of Public Hearing:** Chairman Drollinger opened the public hearing and announced that the purposed of the hearing was to solicit comments and opinions on the proposed amendment to the Village of Bellaire Zoning Ordinance, Article III, Section 3.23 – Business and Informational Signs.

Amendment of Section 3.23 to the Zoning Ordinance: to clarify language in TABLE ONE within Subsection 3.23.A; to correct a typographical error in Subsection 3.23.B; to add a new paragraph to subsection 3.23.B. that will allow ground mounted signs within the required front setback, but no less than ten (10) feet from the front property line; and to clarify Maximum Sign Sizes located in the table within Subsection 3.23.F.
4. **Staff Report:** Chairman Drollinger noted that the proposed amendment corrected typographical and unintended errors in the current zoning ordinance section. He asked Zoning Administrator Luckett whether she had additional comments. Zoning Administrator Luckett explained why the amendment was being requested at this time and noted that removing setback language in the 2005 from the 2008 zoning ordinances made many ground mounted signs non-conforming. The proposed amendment would address this problem and also eliminate confusion in the tables.
5. **Determination of Time Limit for Addressing the Planning Commission:** There was no public in attendance to address the Planning Commission.
6. **Public Comment Period:** There were no public comments.
7. **Closing of Public Hearing:** The public hearing was closed at 5:13 p.m..
8. **Deliberation by Members:** The Planning Commission moved into deliberations which began with brief discussion of the proposed ordinance which would be presented to the Village Council if recommended for adoption by the Planning Commission. Commissioner Shumaker wondered how long before the zoning ordinance would have to be changed again. Commissioner Bennett requested clarification of the proposed zoning amendment and the removal of “42” to “4 square feet”.

**9. Decision on Zoning Ordinance:** With questions addressed and language clarified, Chairman Drollinger closed deliberations and requested a motion to recommend to the Village Council the approval of the zoning ordinance amendment.

**Motion by Commissioner Shumaker, seconded by Commissioner Bennett, to recommend to the Village Council the approval of Ordinance #ZO 2015-1. The motion carried by unanimous voice vote.**

**10. Closing Member and/or Public Comment:** None.

**11. Adjournment: Meeting adjourned at 5:16 p.m.**

Minutes compiled by:  
Lori Lockett, Zoning Administrator & Recording Secretary  
Minutes are subject to approval.

Approved: \_\_\_\_\_  
William Drollinger, Chairman

Date: \_\_\_\_\_