

**Planning and Zoning Site Plan Sub-Committee
Meeting Summary
June 26, 2019 at 6:00 PM**

Planning & Zoning Commission Members Present: Tom Shipley and Lisa Schuering

Staff Present: Yolanda Wilkins

Vice Chairman Shipley opened the meeting at 6:00 PM.

Case #19-15 – Application for Comprehensive Sign Plan and Architectural Elevation Review for Aspen Dental at 1819 S. Hanley Road

The subject property at 1819 S. Hanley Road is located south of Strassner Drive and east of the south parking garage constructed for the Hanley Station Development. The Board of Aldermen approved a Conditional Use Permit for the Hanley Station development on October 18, 2004 (Ordinance N. 3954), which was subsequently amended by Ordinance No. 4018, Ordinance No. 4026 and most recently Ordinance No. 4854 on August 20, 2018 which allowed the construction of a 3,600 square feet office building for Aspen Dental.

A Comprehensive Sign Plan for Aspen Dental was not included or approved with the adoption of Ordinance No. 4854. It was noted if the owner/tenant desired to submit a Comprehensive Sign Plan for the office building, the plan would need to be reviewed by the Planning and Zoning Commission and approved by the Board of Aldermen. Also, the petitioner is desiring to place blue metal awnings on the building which it was noted on the site plan the tenant would submit as a separate submittal for consideration and approval.

The petitioner Anchor Sign Company had Sue DeMond from DeMond Signs present to express a hardship concern due to the city being crowded and the customers possibly not being able to find the Dental Office. This was the only thing that the petitioner Anchor Sign supplied via email.

Tom Shipley informed Ms. DeMond that the following needed to take place before she returned to the P & Z Commission meeting:

1. Resubmittal of revised plans for the awnings which; Anchor Sign Company are willing to use fabric instead of metal.
2. Also, possibly a representative from Anchor Sign Company present as well to discuss the details more clearly.
3. Resubmittal of revised plans showing the recommended wall sign on the east building elevation due to the increase in signage area allowed.

Recommendation from Committee: 1) Permitting one wall sign on the east elevation (Hanley Road) a maximum of 60 square feet of sign area and 2) revise the awnings to be fabric material rather than blue metal standing seam material.

Respectfully Submitted,

Yolanda Wilkins
Planning/Permit Technician