

MINUTES OF THE  
SUMMERFIELD ZONING BOARD  
SUMMERFIELD COMMUNITY CENTER  
October 25, 2010

**NOTE: The official minutes are a CD recording of the meeting. The following is a summary of the events of the meeting.**

The meeting was called to order at 7:10 by Nancy Hess.

**INTRODUCTIONS:**

Nancy Hess, Chair  
Dick Feulner, Vice-Chair  
Trudy Whitacre  
Rich Lovett  
No alternates present

Will Rozelle, for Town Attorney  
Chris Anderson, Town Planner  
Carrie Spencer, Clerk to the Board

**CONSENT AGENDA:**

Whitacre made a motion to approve the consent agenda, Lovett seconded, and the motion passed unanimously. Whitacre made a motion to recall the approval of the consent agenda in order to revise the minutes, Lovett seconded, and it passed unanimously.

Feulner made a motion to approve the minutes as corrected, Whitacre seconded, and the motion passed unanimously.

**OLD BUSINESS:**

**A. Ordinance Text Amendment #2010-01-TA.**

Anderson presented the case, noting that the council did not concur with the Zoning Board recommendation, instead preferring the option that allowed sign size to change with building size. He pointed out key features of the text amendment, suggested to accommodate the proposed highway design and provide some balance of width to height.

The proposed ordinance bases the number of allowed signs on the number of lots, and there was concern that there could be a situation where a shopping center could include several lots. Feulner made a motion to replace the word "lot" with "shopping center".

Rozelle referred the board to Article 2-1.9 for definitions of various types of lots.

There was concern about having a minimum sign size requirement. Anderson explained that some signs would be too small for the highway.

It was suggested that the labels for the "Area (sq. ft.)" columns in Table 6-1-2 be changed to include "Maximum" and "Minimum" and reverse the order of the two columns. It was pointed out that the table under revision is actually Table 6-1-2.

In answer to a question, Anderson pointed out that the ordinance allows an additional sign for longer road frontages in Article 6-1.8(C)4).

It was suggested that footnote "f" from Table 6-1-2 be rewritten for clarity.

There was concern about the requirement for a portion of a sign to be allotted to the name of the shopping center, when the shopping center may not have a name.

There was a question about the difference between "Development Entrance" and other types of signs allowed in Table 6-1-2, and if a development could be allowed to have a development entrance sign as well as a shopping center sign. It was suggested that "Development Entrance (All Zones)" be changed to "Development Entrance (All Zones except for Shopping Centers)".

Nancy Hess made a motion to approve the text amendment with the following corrections:

The Title "Table 6-1-1" be changed to "Table 6-1-2"

Remove area (sq. ft.) column that represents a minimum sign size requirement.

For Development Entrance signs add a note "except shopping center"

Replace "1 per lot frontage" with "1 per shopping center" in the Number Permitted column of Table 6-1-2.

Dick Feulner made a friendly amendment, accepted by Hess: Add the word "Maximum" to the (Area sq. ft.) column heading.

Recommend a committee be appointed to review the entire sign ordinance.

Feulner seconded, and the motion passed unanimously.

#### **NEW BUSINESS:**

##### **A. Adoption of the Town of Summerfield Riparian Buffer Protection Ordinance for Lands within the Jordan Watershed.**

There was discussion about the inclusion of agricultural lands in the ordinance.

There was a question about whether septic fields are allowed within the 50 foot stream buffer and Anderson stated that septic fields would fall under the general category of "development" and new fields would not be permitted within the buffer. Anderson referred the board to Page 5 for exemptions for existing uses.

Feulner made a motion to approve the proposed ordinance and Whitacre seconded. Lovett asked about individuals who could inspect properties as listed on page 28, and suggested specific individuals be designated by the town. Whitacre pointed out the training required to be an inspector. The motion passed unanimously.

#### **OTHER BUSINESS:**

A. Updates from the Town Planner.

Anderson informed the board that they will hear a Watershed Modification for a lot in the Vineyards where a drainage pipe was buried. Drainage through open channels is required in the watershed.

Anderson told the board that committees have been formed for the Development Ordinance rewrite and Summerfield Rd Area Plan and the board suggested the groups be notified as soon as possible.

It was suggested that staff look into the requirements for utility lines, referencing unattractive utility poles that were installed at the new subdivision at Pleasant Ridge Rd and Stanley Huff.

Lovett made a motion to adjourn, Feulner seconded, and the meeting adjourned at 8:45.

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Nancy Hess, Chair

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Carrie Spencer, Clerk to the Board