

Brookland Planning Commission Meeting  
Monday, February 6 , 2017

Meeting called to order at 7:00 pm by Chairwoman Christina Ballard.

Commissioners present: Linda Anderson Reece, Tim Hudson, Christina Ballard, Jerry Blair, Tara Reed, Steve Phillips.

A quorum is present.

Jerry Blair made a motion to accept January's minutes as presented. Tim Hudson seconded the motion. Motion passed with 5 ayes.

**New Business**

Jason Arnold presented plans for a single family residence at 113 Janis Lot A. Due to a gas line bisecting the property , Mr. Arnold is requesting a variance to existing setbacks. (Please refer to Exhibit A #1 and #2.) Jerry Blair made a motion to allow a variance of 3 ft to the front setback of the proposed structure at 113 Janis Lot A. Linda Anderson Reece seconded the motion. Motion passed with 5 ayes.

Jennifer Mount or a representative was not present . Thus no action was taken for 110 Shelby Street.

Greg Baugh and Michael Morris presented a preliminary plat for a 24 lot subdivision on 6.99 acres on Missouri Street. (Please refer to Exhibit B #1 through #16.) Jerry Blair made a motion to approve the preliminary plat for a 24 lot subdivision on 6.99 acres on Missouri Street. Linda Anderson Reece seconded the motion. Motion passed with 5 ayes.

Zach Beliew with ROC Outdoors presented a proposal to alter the current billboard at 8611 Hwy 49 to a digital billboard. The current sign is 10 x 36 ft and will be shrunk to a 12 x 24 ft sign. Jerry Blair made a motion to approve the request to alter the current billboard at 8611 Hwy 49 to a digital billboard with these requirements;

- 1) The electronic sign have a dimmer that limits the brightness of the sign based on ambient light conditions. Such dimmer shall be set to 0.3 candles above ambient light level.
- 2) The electronic sign not change its copy rate faster than once per 8 seconds. This shall mean a static image shall be displayed for 8 seconds and transition to another static image.

3) The electronic sign shall be smaller than the current billboard on-site.  
Tim Hudson seconded the motion. Motion passed with 5 ayes.

Jerry Blair made a motion to allow Justin Roberts with Sign-Tech to be added to the agenda. Linda Anderson Reece seconded the motion. Motion passed with 5 ayes.

Justin Roberts with Sign-Tech presented a proposal to place a digital billboard at the northwest corner of School Street and Hwy 49. Per 11.05.0 billboards are prohibited in the City of Brookland. It was explained that any pre-existing billboards to the enacting of this ordinance is exempt and that a variance would be required to override the ordinance to place any new billboards. As there was not a compelling argument presented that would promote the health, safety and welfare of the entire community, no action was taken.

Building Inspector Doug Fredrick presented clear and evident concerns about the potential influx of tiny homes. He strongly suggested a minimum square footage requirement and will coordinate with James Walden to craft an ordinance.

Tim Hudson made a motion to adjourn. Jerry Blair seconded the motion. Motion passed with 5 ayes.

Meeting was adjourned at 7:42 pm.