

WHITEHALL PLANNING COMMISSION MINUTES MARCH 3, 2022

The Whitehall Planning Commission meeting of Thursday, March 3, 2022, was called to order by Mayor, Kim Maggard, at 6:30 p.m.

Mayor Maggard had Terry Anderson, repeat the oath of office for another term on the Planning Commission. Jackie Plank took the oath of office as the newest member of the Planning Commission. Dennis Roberge repeated the oath of office for another term on the Planning Commission.

Mayor Maggard opened the first planning commission meeting of 2022 and asked for nominations of office.

Ms. Blake made a motion to elect Terry Anderson as Chairman. Mr. Thomas seconded the motion. All voted in favor and Mr. Anderson was elected Chairman.

The Mayor then passed the meeting over to the Chairman Anderson. Chairman Anderson asked for nominations for Vice-Chairman. Ms. Blake made a motion to elect Mike Brown as Vice-Chairman. Mr. Thomas seconded the motion. All voted in favor and **Mr. Brown was elected Vice-Chairman.**

Mayor Maggard thanked all members for their dedication to the Planning Commission.

Chairman Anderson asked for a motion to excuse Mr. Woodruff. Mr. Roberge motioned. Mr. Thomas seconded the motion.

Chairman Anderson asked for a roll call.

Terry Anderson – Present
Mike Brown – Present
Denny Roberge – Present
Barb Blake – Present
Amy Smith – Present
Jason Thomas – Present
Zach Woodruff – Absent

Chairman Anderson introduced a motion to elect Lori Morton as secretary. **Mr. Brown** motioned. Ms. Plank seconded. All voted in favor to elect Lori Morton as secretary.

Chairman Anderson requested a motion to adopt the Rules of Procedure 2022. Ms. Blake motioned and Ms. Plank seconded the motion. The Rules of Procedure were approved.

Chairman Anderson asked for a motion to approve minutes from December 16, 2021. Mr. Roberge motioned to approve the minutes. Mr. Brown seconded the motion. All voted in favor to approve the minutes.

Chairman Anderson introduced Case 8383. Ashley Newnam, Olio Development Group, representing Raising Canes Restaurant, LLC, 3661 East Main Street, parcel, 090-008372, reviewed the case requesting a sign variance, 1124.10(n)(4), west elevation. Ms. Newnam stated Raising Canes is seeking additional wall signage for an approximately 3000 sq ft double drive-thru restaurant. Ms. Newnam stated that on the west elevation there is an access road. Ms. Newnam stated the private access road functions in many ways as a public road going into the Walmart parking lot. She stated the sign would be an internally illuminated cabinet sign that is approximately 4'x8'. Mr. Anderson asked for clarification if the sign would be a free-standing sign or would be mounted on the building. Ms. Newnam stated the sign would be a wall-mounted sign. Mr. Brown asked if all Raising Canes restaurants have a sign in this spot. Ms. Newnam confirmed. Chairman Anderson thanked Ms. Newnam for the visuals provided in the packet. Ms. Blake asked for confirmation if the mural would be located on the east side of the restaurant. Ms. Newnam confirmed.

Kelsey Miller reviewed the staff report stating that the City recommends approval of the sign variance, 1124.10(n)(4), west elevation. Ms. Miller made a correction on the staff report that it is not a Kroger but a Walmart outlot. The location of this restaurant is surrounded by the Whitehall Main Street Zoning District.

Ms. Blake asked for clarification if this variance, west elevation, is the only sign variance requested. Ms. Newnam stated the other signs in the packet were narrative only. Chairman Anderson asked Ms. Newnam when she believed they would break ground. Ms. Newnam stated their construction schedule is very aggressive and hoped to be open this year. Ms. Newnam stated they are about to close on the sale of the property. Ms. Plank asked if the proposed sign would allow additional exposure from East Main Street and whether the sign is hindered/blocked by the Walmart sign. Ms. Newnam stated there is a monument sign on East Main Street. Mr. Roberge stated as like any other Raising Canes, he believed people will not have a problem locating the restaurant.

Chairman Anderson asked for a motion to approve **Case 838**, 1124.10(n)(4). Mr. Brown motioned. Mr. Thomas seconded the motion. All members voted in favor to **APPROVE** Case 838.

Chairman Anderson asked if there was any further business. Ms. Miller reminded the Planning Commission members of the State of the City on March 10, 2022. All members voted in favor to adjourn the meeting. Therefore, the March 3, 2022, Planning Commission meeting was adjourned at 6:52 p.m.

APPROVED _____, **2022**, respectfully submitted,

Terry Anderson, Chairman

Lori Morton, Secretary