

October 12, 2015 Town of Wilson Plan Commission Minutes Approved

Meeting in the Town Office called to order by Chairperson Doug Fuller at 6:33 p.m.

In attendance: Doug Fuller, David Schleicher, Fritz Goebel, Rich Ternes, John Ehmann, Roger Miller.

New Business:

- 1) Approval of **September 14, 2015 PC meeting minutes**; Motion to approve by Fuller, 2nd by Goebel; **approved with the correction** that the meeting had been called to order by June Spoerl. Fuller was out of town that date.
- 2) Review of Effective Images' August 26, 2015 **application** (received August 31) **for proposed signage for proposed Love's Travel Stops & Country Stores** for anticipated start of construction in spring 2016 at **7610 S. Business Drive** (former Wicke's Lumber property). The **application summarizes the need for variances** with respect to the Town's Sign Ordinance (Chapter 29):
 - a) Requested 50' height above site's elevation for on-site sign (vs ordinance max. of 30' above highest elevation of highway) and increased size (436.5 SF requested vs 250 SF ordinance limit for the **on-premises free standing sign**).
 - b) Requested 242 SF (vs 32 SF ordinance limit) sign on front elevation of the proposed **Travel Shop** building and 84 SF on adjacent ("right") side (vs 32 SF ordinance limit).
 - c) Requested 122 SF (vs 32 SF ordinance limit) signs on front elevation of the proposed Tire Shop building and 118 SF on the east elevation (vs 32 SF ordinance limit).

Fuller asked for counsel opinion of which version of Town's Chapter 29 Ordinance, recent change or preceding, is applicable (with respect to the application date)? Ehmann noted that the new ordinance is more permissive than the prior with respect to free standing sign height.

Discussion (through 7:25 p.m.): Applicant representative (Frank Ille, Manager of Development-Love's Travel Shops & County Stores, 10601 North Pennsylvania Ave, Oklahoma City, OK 73120 - phone 405-850-5258, email frank.ille@loves.com) described that while the proposed dimensions are larger than allowed by local ordinance, they are smaller than is typical for Love's facilities. After some discussion, the **applicant concluded to soon submit** to the Tn Clerk **revisions to the application** in the direction of ordinance conformance in time for the Plan Commission to continue reviewing this application with him at the next meeting (November 9). Parallel to this sign permit application, applicant will soon also be issuing site plans (being prepared on behalf of Love's by engineer Tom Perry of Kapur & Associates) to the town.

- 3) Review of **Conditional Use Permit modification of terms 9 and 11 for Alliant's operation of the I-43 Ash Disposal Facility**: Motion by Goebel and second by Schleicher **to recommend to Town Board approval** of the proposed modifications, with the **exception of adding the words "tightly secured"** referring to truck load cover in item 11. **Motion passed** with all ayes, except Miller abstained from vote due to Alliant having been a client of Miller's firm providing technical support services on the subject facility.

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- 4) **Request** by Town Board (Chairperson Ehmann's June 1, 2015 memo to PC) **to consider** "if we should or should not have **rental language in R-1** zoning stating either for or against and/or how would it be allowed". This is pursuant to resident Phil Mersberger's prior complaint of advertised short term rentals of 5631 Driftwood Lane. Informal discussion regarding Ehmann's memo as well as Mersberger's October 4, 2015 memo included Fuller asking if this issue might include consideration of how B&B's ought to be handled. Considering all information presented, **no motion was made by any member to recommend to the Board to amend the Zoning Ordinance** in either respect.
- 5) **Review of animals kept in R-1 zoning**; pursuant to prior verbal complaint made to former PC member Jim Kummer by an employee of his that resides adjacent to an R-1 residence that reportedly kept a rooster, some chickens, and a goat. The rooster and goat were reportedly removed; however the extent of remaining perceived nuisance is not currently known to the PC. In response to request to the PC regarding numbers of pets; the town only has data for dog licenses for which a total of 447 owners average 1.57 dogs. Ehmann summarized his review of numerous local government ordinances regarding animals; few of which set numerical limits and most handled related issues on a "nuisance" basis. Informal **consensus of PC members is** that it would be impractical to develop quantitative limits that are not arbitrary for the range of types of animals that are or may be kept as pets; and that continuing **to approach this subject on a nuisance basis** is presently practical. **No motion was made to recommend to the Town Board to expand Chapter 62 (Animals)** of our ordinances.

Correspondence Received:

- 6) Approved Plan Commission Minutes
- 7) Approved Town Board Minutes
- 8) PC member June Spoerl's 10/11/2015 resignation letter.

At 8:20 p.m. motion by Miller to adjourn, 2nd by Schleicher, unanimously approved.

These minutes prepared by Miller were submitted to the Clerk on 10/13/2015 to be included under New Business of the next PC meeting.