

**VILLAGE OF ALBION
ZONING BOARD MEETING
July 15, 2013**

PRESENT:

E. Jean Smith, Jeannette Riley, Anthony Wynn, Bruce Good and Chris Kinter

ALSO IN ATTENDANCE:

CEO Vendetti, Dr. Karl Heuer

CALLED TO ORDER:

Jean opened the meeting at 4:00 pm. The Pledge of Allegiance followed

PUBLIC HEARING FOR AN AREA VARIANCE AT 313 SOUTH MAIN STREET

Jean opened the public hearing at 4:01 pm.

Dr. Heuer is requesting an area variance for a sign (larger than allowed) to be placed on the front lawn of his property located at : 313 South Main Street, (73.14-1-12) in the RC District.

Dr. Heuer's proposed sign is 57in. wide by 55 in. tall.

Dr. Heuer believes he needs a sign that large in order to be competitive. He referenced the sign located at 362 South Main Street which is much larger. The Board discussed changes in regulations depending on the zoning of the property.

No one from the public was present to speak for/against the variance.

There was some discussion on scaling down the size of the sign . Dr. Heuer does not want to reduce the size.

A motion was made by Jean , seconded by Jeannette to close the public hearing at 4:29pm.

Chair Jean Smith read the criteria required for the Zoning Board to grant a variance. After review of the criteria a motion was made by Tony, seconded by Chris to approve a sign not to exceed 48 in. high by 48 in wide.

Motion passed unanimously

PUBLIC HEARING FOR AN AREA VARIANCE AND NUMBER OF ALLOWED SIGNS AT 175 SOUTH MAIN ST

Jean opened the public hearing at 4:32 pm.

Advance Auto Parts is requesting an area variance for more sign square footage than is allowed and also for the number of signs allowed .

Patrick Huyge, of Advance Auto addressed the board concerning their request(s).

There was discussion on the proposed pole sign. This sign has been removed from the request and replaced with a monument sign. The board would like to see a monument sign similar to the one at Rite Aid located across the street at the same intersection. The board recommended that the signage attached to the building also be revised – removing much of the red background. This will reduce the square footage of the total signs.

No one from the public was present to speak for or against the Advance Auto request.

A motion was made by Jeannette, seconded by Bruce to close the public hearing at 4:50 pm.

A motion was made by Jeannette, seconded by Chris to send the variance request to the County Planning Board with the following change: The pole sign will be changed to a monument sign similar to that of the Rite Aid store located across the street at the same intersection.

Motion passed unanimously