



# PLANNING & ZONING BOARD MEETING

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## MINUTES

November 19, 2013 7:00 PM  
Clarkston City Hall Annex

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- A. THE MEETING WAS CALLED TO ORDER AT 7:06pm.**
- B. ATTENDING: VICE-CHAIRMAN VINH GLOVER, BEVERLY BURKS,, ROBERT HOGAN, PLANNING AND DEVELOPMENT MANAGER JASON GAINES, AND SECRETARY MELISSA FOSTER. MR. GLOVER DEDICATED THE MEETING TO THE MEMORY OF FORMER CHAIRMAN BOBBY WRIGHT.**
- C. MS. BURKS MADE A MOTION TO APPROVE OCTOBER MEETING MINUTES AS PRESENTED. MR. HOGAN OFFERED A SECOND AND THE MOTION PASSED 3/0.**
- D. OLD BUSINESS**
1. Sign Applications
- D1) PS-08-2013 – Gentle Dental, P.C.; 3596 Hill Street : Vanessa Phan represented Gentle Dental. Ms. Phan presented a color swatch of the sign background, as the photograph of it was not true to color. Ms. Burks made a motion to approve the application. Mr. Hogan gave a second and the motion passed 3/0.
- E. NEW BUSINESS**
1. Sign Applications
- E1) PS-09-2013 – Gurung Bazar, 1131 N. Indian Creek Drive. Birkha Mapchan represented the Bazar. Staff recommendation was for approval. Mr. Glover explained that the letters could be no larger than 4” and that the anchors must be 3/8” diameter and 5” long. Mr. Mapchan said he understood. Mr. Hogan made a motion to approve the application with the conditions that the letters are no larger than 4”, the fasteners are 3/8” X 5”, and that the sign is mounted in the indented framework of the building front and not overlapping the edges. Ms. Burks offered a second and the motion passed 3/0.
- E2) PS-10-2013 – Family Dollar, 1125 N. Indian Creek Drive . Brent Stone and Eric Sluss represented Family Dollar. Staff recommendation was for denial of the permit. The applicant was approved for 2 ground signs at the October meeting. This request for 2 wall signs is not within the Code and would require a variance. Mr. Gaines cited section 15.5-14 2(a) that businesses with wall signage, excluding businesses within shopping centers, are disallowed from having permanent ground signs, so essentially they can have wall signs or ground signs. The applicant was advised that they could seek a variance for the number of signs and the size of the lettering. Mr. Hogan made a motion to deny the application. Ms. Burks offered a second and the motion passed 3/0..
- E3) PS-11-2013 – Dalmar International Market, 935 N. Indian Creek Drive. Semira Alamin represented Dalmar International Market. Staff recommendation was for approval of the application, but after some discussion it came to light that the wall sign could only be 25% of the size of the

shopping center ground sign or 2' x 4'. The existing small sign above the awning is closer to the required size than the larger sign Ms. Alamin wants to put above the awning. The larger sign above the door must be removed. Ms. Burks made a motion to deny the permit, Mr. Hogan offered a second and the motion passed 3/0. The applicant was advised that she could seek a variance with City Council on December 3. She needs to file the appeal within 15 days of this denial.

**F. OTHER BUSINESS**

1. The 2014 Planning & Zoning Board Meeting Calendar was discussed. Jason will coordinate the court dates and bring it back to the December meeting.

**G. MS. BURKS MADE A MOTION TO ADJOURN THE MEETING. MR. HOGAN OFFERED A SECOND AND THE MOTION PASSED 3/0. THE MEETING WAS ADJOURNED AT 8:37pm.**

**RESPECTFULLY SUBMITTED,  
MELISSA M. FOSTER**