

**September 12, 2018**  
**Public Hearing**  
**City of Gaston**

**Present:** Mayor Tony **Hall**, Jerry **Spaulding**, David **Meeker**, Bill **Martin**, Jon **Wismer** and Don **Richter**

**Absent:** Rod **Hale**

**Staff:** City Recorder Wenonah **Blanchette**, Public Works Director Brent **Whittaker**, City Clerk Sharon **Bregante-Candau**, and Washington County Deputy Rob **Richards**.

**PUBLIC HEARING**

Mayor Tony **Hall** called the quasi-judicial hearing on a Conditional Use Permit approval to erect a message board; and request for a Variance from the sign regulations that prohibit an internally illuminated sign for a public use in an institutional public zone submitted by DRG Group for the Gaston School District.

**HEARING DISCLOSURE STATEMENT:** Mayor **Hall** read the hearing disclosure statement:

Mayor **Hall:**

This public hearing is now called to order. It's for the Gaston School District Conditional Use Permit and Variance; illuminated sign. All persons testifying shall be deemed parties to the application and must provide their name and full mailing address if you wish to be notified of the decision, continuances, appeals or other procedural action required by the code. The City's zoning codes specifies applicable criteria to be relied upon in making a decision. Those criteria and findings of fact are in the City's staff report. Public testimony should be limited to those criteria of findings or fact or to other City or State land use standards that the person testifying believes apply to the proposed land use action. Failure to raise and issue in person or in writing with sufficient detail to afford the hearing body and parties to the hearing an opportunity to respond to that issue precludes appeal to the City Council or land use board or to seek damages in circuit court through a condition of approval. The hearing is now open. At this time are there any declaration of conflict, conflict of interest or ex-parte contact or personal bias from anyone on the Council? Let the record reflect there was none. Are there any challenges to impartiality? Let the record reflect there was none. At this time, we will review the staff report. The Council should have had time to review the report already in their packets. I'll ask you to turn to page six and keep page six in mind as there is a suggested motion in there the we may or may not use from the staff report from Carole. Are there any questions on the staff report? If there's no questions on the staff report at this time we will have the applicants report. Please stand and state your name a representative from the School, is that correct?

Scott **Rose**: Yes. My name is Scott **Rose**, with R&C Management, do you need my address and phone?  
Mayor **Hall**: Nope, just your name. All the rest of that should be on the application.  
Recorder **Blanchette**: Can I say—  
Mayor **Hall**: Chair recognizes the Recorder.  
Recorder **Blanchette**: Rod **Hale** is absent.  
Mayor **Hall**: Okay, all other Council members are present. We'll do a roll call after the hearing. Okay, do you have the report or anything you'd like to say?

#### APPLICANTS REPORT

Scott **Rose**: No, we provided a report to Carole and she issued that in your staff report. was here to answer questions should questions arise. But we did not prepare a separate report.  
Mayor **Hall**: Okay, are there any questions of Scott **Rose** from the Council?  
Councilor **Meeker**: I've got a question on location; the existing building at 300 Front Street? Front Street is highway.  
Scott **Rose**: Our initial application did not mention Front. No sure if that's from Carole or—  
Councilor **Meeker**: Thank you.  
Mayor **Hall**: Alright, at this time are there any proponents at this time? I believe there is. Do we have anyone on the list?

#### PROPONENTS

Mayor **Hall**: Chair recognizes Brook, Brook state your full name.  
Brook **Jordan**: Hi, Brook **Jordan**.  
Mayor **Hall**: You're a student with Gaston High School?  
Brook **Jordan**: I'm a senior at Gaston.  
Councilor **Martin**: Excuse me, can you stand up, so we can hear you?  
Mayor **Hall**: So, tell us why you think we need that sign?  
Brook **Jordan**: I think since there was already work put into the structure of the sign and that we have money in our account to be able to provide for it. That is should be put up and I think it would improve the community so that everybody is aware of our events that are going on.  
Mayor **Hall**: Thank you Brook. Alright, no further proponents. Are there any opponents here?

#### OPPONENTS

Mayor **Hall**: None recognized.

#### NEUTRAL COMMENTS

Mayor **Hall**: Any neutral comments? No neutral comments.  
Councilor **Richter**: I have a comment here. When did they apply for the permit for that sign?  
Recorder **Blanchette**: Right after our meeting last month.  
Councilor **Wisner**: 8/6/18.  
Councilor **Richter**: I just don't remember anybody applying for this. It was brought up in Council last time?  
Councilor **Martin**: I think you're right. I don't remember anything about this.

## APPLICANTS REBUTTAL

Mayor **Hall**: I'm not certain myself but let's save that for deliberation/discussions. We'll discuss that at the appropriate time during the hearing. Okay, applicants' rebuttal. There was nobody that opposed it so I'm going to assume there's no rebuttal.

Scott **Rose**: That is correct.

## HEARING CLOSURE

Mayor **Hall**: Is there—at this time, we'll close the hearing and this public hearing is now closed at 7:10pm. I want it lighted internally; that is light that comes from inside the box rather than indirect light that shines on the sign.

## DELIBERATIONS

Mayor **Hall**: Okay deliberation/discussions.

Recorder **Blanchette**: Are we opening up into a regular meeting?

Mayor **Hall**: No, we're in deliberations. So, we'll have discussions and deliberate at this point because the hearing is now closed. What's this say? Yeah, public hearing is closed. Chair recognizes Councilor **Richter**.

Councilor **Richter**: I just don't remember this sign that we're coming up for a permit or anything.

Mayor **Hall**: This would be the permit.

Councilor **Richter**: Okay.

Mayor **Hall**: Okay.

Councilor **Wismer**: We did know about wanting to put it in, didn't you?

Councilor **Richter**: Well I had heard something, but there was nothing ever put in front of the Council.

Councilor **Wismer**: It was mentioned here.

Councilor **Richter**: Last meeting?

Councilor **Wismer**: No, it wasn't last meeting, maybe two meetings ago.

Mayor **Hall**: Yeah, so this is the application for the application itself. Councilor Martin.

Councilor **Martin**: Should we have the City Planner here? When we start discussing where the sign's going to be?

Mayor **Hall**: Yeah, here statement is here and her findings are here. And in this particular case, we've set precedence in the past on other signs similar. So instead of paying for the planner to be here. I think we've already passed another two signs similar.

Councilor **Martin**: The only signs we've passed was where they've painted the curbs yellow.

Mayor **Hall**: No, I'm talking about the Knights of Pythias—

Councilor **Richter**: Well we okayed that, but it never passed.

Mayor **Hall**: It did pass

Councilor **Wismer**: It did, yeah.

Mayor **Hall**: It did pass; just not through ODOT. It passed through us, so we've set a precedent in the past for these particular kinds of sign. Any further discussion? None. Alright. Deliberation. So, on page six from the staff report. The motion on—decision suggested motion, has A, B, and C. Let

me read you what the planner suggested we do. It says: *“This here in the staff report is in the packet on page six, staff recommends approval with three conditions to restrict the sign from using flashing lights or other disruptions that may affect neighbors or create a traffic hazard and to restrict the message board from advertising a business.”* Are there any questions regarding the staff report? Okay, so we covered that already but there are three restrictions and you’ll see them as A, B, or C. Alright, the Chair will entertain a motion to approve this permit.

**Councilor Meeker:** I’ll make a motion to approve this conditional use permit for a message sign, and variance to allow the internal illumination of the message sign based on the findings in the city staff report with the following conditions A, B, and C as printed.

**Mayor Hall:** Is there a second?

**Councilor Wismer:** Second.

**Mayor Hall:** Motion has been made by Councilor Meeker and seconded by Councilor Wismer. Any further discussion? No further discussion, all those in favor:

**Councilor Spaulding:** Aye

**Councilor Martin:** Aye

**Mayor Hall:** Aye

**Councilor Meeker:** Aye

**Councilor Richter:** Aye

**Councilor Wismer:** Aye:

**Mayor Hall:** All those opposed. Let the record reflect it was unanimous. Did you get copies of the staff report?

**Scott Rose:** I believe we were emailed those.

**Mayor Hall:** Okay, so you know what the conditional use permits are?

**Scott Rose:** Correct.

**Mayor Hall:** Alright. Next on the agenda.

Public hearing closed at 7:14PM

  
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Mayor Tony Hall

Attest:

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City Recorder Wenonah Blanchette