

**Fair Grove Planning and Zoning Open Meeting**

81 S. Orchard  
Fair Grove, MO  
April 5, 2021

Roll call taken by Chairman Don Brite.  
Paul Foreman, Dennis Frame, Travis Lee, Mayor Steve Short, Dennis Roe all present,  
Anthony Miller absent  
Dan Manning resigned.

Meeting called to order at 6:35

Chairman Don Brite noting to all that Dan Manning had resigned.

**PUBLIC PORTION – Public may speak on any item on this agenda.**  
**Approve Planning and Zoning minutes from March 1, 2021:**

**Motion** by Roe to approve March 1, 2021 meeting minutes. Second Lee.  
Discussion: None  
Foreman aye, Short aye, Lee aye, Roe aye, Frame aye, Brite aye.

**Approve/Deny Akin Tactical sign, US Highway 65 frontage, located next to 231 S. Orchard Blvd.:**

Carl Schober with Missouri Neon Signs present. Roe inquired about how the electricity would be ran to the sign and Mr. Schober indicated that it will be ran underground, probably from an existing pole and fully encapsulated in the sign.

Frame asked if they had reviewed the regulations and if so are there any issues or problems they see based on that. Schober stated that they would have a 15ft "V" and they had reduced the size of the surface area of the sign to 237 ft to meet current codes.

Brite indicated the current height restrictions are less than the current 50ft requested and Roe referred to the updated code to allow the board to consider each request on a case by case basis. Brite asked for thoughts, Short, Roe and Lee concur that sign height variance would not be a difficult approval. Forman indicated he believed the signs were just too bright and Schober stated that there are limits and guidelines but often sign owners adjust outside of those.

Brite asked if there was to be any secondary advertising on the sign and how many. Schober stated that per Missouri State Law, there could be up to 8 separate advertisers with instant switch display between ads. Brite stated that current codes only allow one advertiser per sign. In order to have multiple advertisers the property would have to be rezoned to M-1. Short indicated there may be a sign surface size difference between the zones. Schober asked if the initial permit is approved as to height, could his client begin construction. Brite, Short, Roe, Lee, Forman and Frame all agreed it probably wouldn't be best idea to proceed until the zoning issue was resolved.

**Motion** by Short to table the permit approval for Akin Tactical sign located on vacant lot next to 231 S. Orchard Blvd until the May 3rd meeting for clarification of surface square footage and height requirements and possible rezone to meet advertising requirements.

Discussion:None

Foreman aye, Short aye, Lee aye, Roe aye, Frame aye, Brite aye.

**Left Open meeting for Public Hearing at 7:31**  
**Returned to Open Meeting at 7:32**

**Approve/Disapprove Text Amendment #TX21-03-01, Minimum Number of Parking Spaces Required:**

**Motion** by Roe to approve Text Amendment #TX21-03-01, Minimum Number of Parking Spaces Required.

Second Lee.

Discussion: None

Foreman aye, Short aye, Lee aye, Roe aye, Frame aye, Brite aye

**Motion to adjourn meeting** by Lee. Second Roe.

All ayes. Adjourned at 7:34

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Dee Eastwood