

**CANTON BOARD OF ADJUSTMENT  
12:30 P.M., THURSDAY, APRIL 12, 2012  
CITY HALL, 290 E. TYLER STREET  
CANTON, TEXAS**

**MINUTES**

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Dan McLemore, Bob Moore, Sandra Perry and Robert Reese and Shawn Stewart. Alton Smith was absent. Building Inspector David Smith and Assistant City Secretary Debra Johnson were also in attendance.

1. CALL MEETING TO ORDER AND DECLARE QUORUM – In the absence of Mr. Smith, Sandra Perry called the meeting to order at 12:35 p.m. and declared a quorum present.
2. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF MARCH 11, 2010 MEETING - Upon motion by Robert Reese and second by Shawn Stewart, the minutes of the October 21, 2010, meeting were unanimously approved.
3. DISCUSS AND CONSIDER REQUEST FROM FIRST UNITED METHODIST CHURCH FOR A VARIANCE TO SIGN ORD. 2010-3 TO INSTALL AN OFF-PREMISE SIGN AT 603 SOUTH TRADE DAYS BLVD. – Debra Johnson announced fifteen letters were sent to neighboring property owners. One favorable response was received. Sandra Perry pointed out the lot was contiguous to the Church's property, but there was a parking lot in between. David Smith said the lot was too narrow to build a house on and one of the few options for the property was to build a parking lot. Shawn Stewart asked if this would set a precedent. Mr. Smith said it would set a precedent for a church sign. He said the sign would be about ten feet from the road and would not cause a traffic hazard. Robert Reese was concerned about the look of the sign. David Smith advised he would approve the sign drawings before they could build. Bob Moore made a motion to grant the variance as requested. Robert Reese seconded. All voted in favor. David Smith felt the area would eventually be made into a parking lot. Mr. Reese suggested they have a berm to block the parked cars in keeping with the Gateway District regulations.
4. ADJOURN – There being no further business to discuss, the meeting was adjourned upon motion by Dan McLemore and second by Shawn Stewart at 12:46 p.m.

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Chairman

ATTEST:

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Debra Johnson  
Assistant City Secretary

**CANTON BOARD OF ADJUSTMENT  
12:30 P.M., THURSDAY, MAY 17, 2012  
CITY HALL, 290 E. TYLER STREET  
CANTON, TEXAS**

**MINUTES**

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Dan McLemore, Bob Moore, and Robert Reese and Shawn Stewart. Alton Smith and Sandra Perry were absent. Assistant City Secretary Debra Johnson was also in attendance.

1. CALL MEETING TO ORDER AND DECLARE QUORUM – In the absence of Mr. Smith, Shawn Stewart called the meeting to order at 12:33 p.m. and declared a quorum present.
2. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF APRIL 12, 2010 MEETING - Upon motion by Dan McLemore and second by Robert Reese, the minutes of the April 12, 2012, meeting were unanimously approved with changes noted.
3. DISCUSS AND CONSIDER REQUEST FROM TERENCE KEANE FOR SIDE AND REAR SETBACK VARIANCES TO 1985 ZONING ORDINANCE FOR AN ACCESSORY BUILDING AT 1364 SHADY LANE, CANTON, TEXAS – Ms. Johnson said 14 letters were sent to neighboring property owners. One favorable response was received. Mr. Keane explained he would take down the existing structure and build a larger one in its place. He may wait until fall to do the work. Mr. Keane said there was a dry creek bed in the back of the lot that dropped off. Mr. Moore felt the change would improve the look of the neighborhood. Mr. Keane indicated his neighbor had no objection. He said he owned two lots but they were both shallow, which made it difficult to build the accessory structure within the setbacks. Mr. McLemore made a motion to approve the variance for Mr. Keane and to allow the accessory structure from eight to four feet from the rear and side property lines. Mr. Reese seconded. All voted in favor.
3. ADJOURN – Mr. Stewart adjourned the meeting at 12:42 p.m.

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Chairman

ATTEST:

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Debra Johnson  
Assistant City Secretary

**CANTON BOARD OF ADJUSTMENT  
12:30 P.M., THURSDAY, OCTOBER 4, 2012  
CITY HALL, 290 E. TYLER STREET  
CANTON, TEXAS**

**MINUTES**

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Dan McLemore, Bob Moore, Buddy Jacobs, Robert Brockman and Sandra Perry. Assistant City Secretary Debra Johnson and Building Inspector David Smith were also in attendance.

1. CALL MEETING TO ORDER AND DECLARE QUORUM – At 12:30 p.m., Sandra Perry called the meeting to order and announced a quorum present.
2. DISCUSS AND CONSIDER CHAIRMAN FOR BOARD OF ADJUSTMENT – Robert Brockman made a motion to appoint Sandra Perry as Chairman of the Board of Adjustment. Bob Moore seconded. All voted in favor.
3. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF MAY 17, 2012 MEETING – Upon motion by Bob Moore and second by Dan McLemore, the minutes of the May 17, 2012, meeting were unanimously approved.
4. DISCUSS AND CONSIDER REQUEST FROM APPLE TEXAS RESTAURANTS (APPLEBEE'S) FOR A 10-FOOT VARIANCE OF ORDINANCE 2010-03 REGULATING THE CONSTRUCTION AND USE OF SIGNS WITHIN THE CITY OF CANTON AND ALLOWING A MAXIMUM HEIGHT OF 45' FOR A POLE SIGN AT 335 HWY 243E IN TRADERS SQUARE SHOPPING CENTER N CANTON, TEXAS - Debra Johnson reported twelve adjoining property owners had been notified. Two responses were received – one in favor and one against. Kevin Morris from Applebee's explained the hardship was the visibility of the sign from the road. Visibility from the intersection at Hwy. 19 was obstructed because of the Veterans Memorial and the oak tree. Mr. Brockman expressed his dislike of billboards in the city and asked if they could do a monument sign instead. Mr. Morris indicated the location for the proposed sign and its relation to the Traders Square sign, the trees and the memorial. Mr. Morris said the Applebee's sign would not be higher than the Traders Square sign. Ms. Perry said she had no problem with the variance for a national franchisee. Mr. Brockman agreed, although he was not for signs up and down the highway.

*David Smith entered the meeting at 12:35 p.m.*

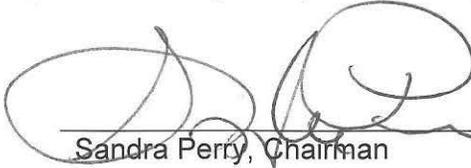
Bob Moore felt making the sign visible was a good safety feature. Other stores had previously obtained variances because their signs were not visible from the highways. Mr. Moore felt the oak tree was a factor as well as the elevation at the corner. Mr. Morris said a balloon test had been done to determine the height of the sign to ensure visibility from the intersection. He said they would not try to obstruct the Traders Square sign. If there were no drop in elevation at the sign's location, the 35' sign would work fine. They were trying to compensate for that. Mr. Smith said Applebee's had indicated from the very beginning they would need a variance for a taller sign. Mr. Morris said their sign would be a little lower than the Traders Square sign. Mr. Smith said the sign met all the other requirements. An engineer would be brought in to check wind loads before the sign was erected. Mr. Morris said they had submitted a sign package to the building inspector for

review. Ms. Perry indicated she was not opposed to the variance as long as they stayed within the other parameters and were not higher than the Traders Square sign. Mr. Morris said the Traders Square was the anchor sign and they did not want to be above them. Bob Moore made a motion to grant the request by Apple Texas Restaurants (Applebee's) for a 10' variance from a 35' to a 45' maximum height for the pole sign at 335 Hwy. 243E in Traders Square Shopping Center. Dan McLemore seconded. All voted in favor.

5. ADJOURN – The meeting was adjourned at 12:53 p.m. upon motion by Dan McLemore and second by Buddy Jacobs.

ATTEST:

  
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Debra Johnson  
Assistant City Secretary

  
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Sandra Perry, Chairman