

**CANTON BOARD OF ADJUSTMENT  
12:30 P.M., THURSDAY, FEBRUARY 21, 2013  
CITY HALL, 290 E. TYLER STREET  
CANTON, TEXAS**

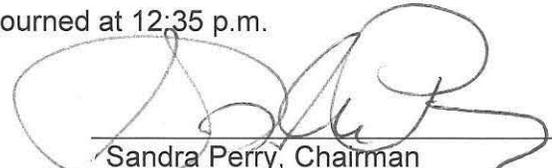
**MINUTES**

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 Robert Reese. Member Sandra Perry was absent. Assistant City Secretary Debra Johnson and Building Inspector Michael Warren were also in attendance.

1. CALL MEETING TO ORDER AND DECLARE QUORUM – At 12:30 p.m., Bob Moore called the meeting to order and announced a quorum present.
2. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF NOVEMBER 8, 2012 MEETING – There were no minutes because this meeting was cancelled.
3. DISCUSS AND CONSIDER REQUEST FROM SOUTHLAND LOG HOMES FOR A VARIANCE OF ORDINANCE 2008-10 REGULATING THE MINIMUM EXTERIOR STANDARDS FOR ALL STRUCTURES INSIDE THE CITY LIMITS ON THAT ONE-HALF ACRE OF THE DARRELL MIZE PROPERTY ON CR 3120 NEAR I-20 – Michael Warren explained this property would have its own access from CR 3120. They were working on the sewer line running through an existing sewer easement. There was no construction on the property at this time. Robert Brockman made a motion to grant the request to allow Southland Log Homes a variance from 100% masonry on the front façade to 100% wood (logs) and glass and a variance from 25% on the back and sides to 100% wood (logs) on the back and sides of the building to be used as a showroom. Robert Reese seconded. All voted in favor.
4. ADJOURN – The meeting was adjourned at 12:35 p.m.

ATTEST:

  
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Debra Johnson  
Assistant City Secretary

  
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Sandra Perry, Chairman

**CANTON BOARD OF ADJUSTMENT  
12:30 P.M., THURSDAY, APRIL 18, 2013  
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 Sandra Perry, Bob Moore, Buddy Jacobs, Robert Brockman and Robert Reese. Member Dan McLemore was absent. Assistant City Secretary Debra Johnson and Building Inspector Michael Warren 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 APPROVAL OF MINUTES OF OCTOBER 4, 2012, AND FEBRUARY 21, 2013 MEETINGS – The minutes of the October 4, 2012, and February 21, 2013 meetings were unanimously approved upon motion by Buddy Jacobs and second by Robert Brockman.
3. DISCUSS AND CONSIDER REQUEST FROM ROBERT AND CHARLOTTE BLEDSOE FOR A VARIANCE TO THE 1985 ZONING ORDINANCE REGARDING SETBACKS FOR ACCESSORY STRUCTURES AT 108 MULBERRY, CANTON, TEXAS – Debra Johnson reported eleven letters were sent to neighboring property owners. Two responses were received, both in favor. Ms. Bledsoe explained how she would place a free-standing patio cover on the property extending out to the existing brick wall. Bob Moore made a motion to approve the request for a variance on the setback from eight feet to two feet on the Pacific Street side for the accessory structure. Robert Brockman seconded. All voted in favor.
4. ADJOURN – The meeting was adjourned at 12:38 p.m.

ATTEST:

\_\_\_\_\_  
Chairman

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Debra Johnson  
Assistant City Secretary

**CANTON BOARD OF ADJUSTMENT  
12:30 P.M., THURSDAY, JUNE 20, 2013  
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, and alternate, Gerald Reed. Member Terrica Stowell arrived at 12:43 p.m. Member Robert Brockman was absent. Assistant City Secretary Debra Johnson and Building Inspector Michael Warren were also in attendance.

1. CALL MEETING TO ORDER AND DECLARE QUORUM – At 12:40 p.m., Bob Moore called the meeting to order and announced a quorum present.
2. CONSIDER APPOINTMENT OF CHAIRPERSON OF BOARD OF ADJUSTMENT – Debra Johnson explained the terms of Sandra Perry and Robert Reese had expired and they were no longer serving on the board. Buddy Jacobs made a motion to appoint Robert Brockman as Chairperson. Dan McLemore seconded. All voted in favor.
3. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF APRIL 18, 2013, MEETING – the minutes of the April 18, 2013, meeting were unanimously approved upon motion by Buddy Jacobs and second by Dan McLemore.
4. DISCUSS AND CONSIDER REQUEST FROM SCOTT AND SHARON PERKINS FOR A VARIANCE TO THE 1985 ZONING ORDINANCE REGARDING SETBACKS FOR ACCESSORY STRUCTURES AT 1600 MILL CREEK, CANTON, TEXAS – Scott Perkins explained his house was located in RA zoning which required a 25' setback from the side and rear of the property for an accessory building. He wished to build a 25x30 foot storage building at the rear of the property. The required lot setbacks prevented him from building a building of any size on that lot. Mr. McLemore asked if there would be a strip on each side of the building for mowing. Mr. Perkins said the building would be at least five feet from the property line which would allow for mowing on all sides. Ms. Johnson reported she sent out ten notices to neighboring property owners and received two responses in favor. Mr. Moore noted one of the responses from from the Whitaker Family Trust and the other was from the Hulens, who lived next door to Mr. Perkins. Dan McLemore made a motion to approve a variance of the setback from 25' on the side and rear to 5'. Buddy Jacobs seconded. All voted in favor.
5. ADJOURN – There being no further business to discuss, the meeting was adjourned at 12:46 p.m.

**CANTON BOARD OF ADJUSTMENT  
12:30 P.M., THURSDAY, JULY 11, 2013  
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 Robert Brockman, Dan McLemore, Bob Moore, Buddy Jacobs, and Terrica Stowell. Assistant City Secretary Debra Johnson, Building Inspector Michael Warren and City Manager Lonny Cluck were also in attendance.

1. CALL MEETING TO ORDER AND DECLARE QUORUM – At 12:30 p.m., Robert Brockman called the meeting to order and announced a quorum present.
2. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF JUNE 20, 2013, MEETING – The minutes of the June 20, 2013, meeting were unanimously approved upon motion by Dan McLemore and second by Buddy Jacobs.
3. DISCUSS AND CONSIDER REQUEST FROM KELLY WILLIAMS FOR A VARIANCE TO ORDINANCE 2010-03 REGULATING THE CONSTRUCTION AND USE OF SIGNS WITHIN THE CITY LIMITS AND IN THE ETJ OF CANTON, AT THE PROPERTY LOCATED AT 720 N. TRADE DAYS BLVD., CANTON, TEXAS – Terrica Stowell recused herself from the meeting due to a conflict of interest. Kelly Williams said the sign would not block the view of anyone trying to come out of the driveway. There was 300 feet from the front of her business to the edge of the drive. Several customers have told her they could not find her. Dan McLemore asked if the sign would be away from the power lines. Mr. Cluck said the sign would clear the power lines, but not the additional five feet from the ROW that the City required. Mr. Warren said Ms. Williams was asking that her sign be allowed in the five-foot cushion from the five-foot ROW. Debra Johnson clarified there were two variance requests – one for the distance from the ROW and one for the height of the sign. Ms. Stowell said her client wanted a variance from a maximum of height six feet to eight feet. Bob Moore felt six feet would not be tall enough to be seen from the road. Mr. Warren said there was supposed to be over 30 feet back for the sight triangle. He had denied the permit because of the sight triangle and how it was built. Mr. Warren said most people sent him a proof of the sign and he made sure it was within the City's regulations. He reviewed that drawing and then told the sign company what the ordinance required. They would make corrections and send it back for approval. Once it was corrected, he would issue the permit and the sign would be built. Mr. Moore felt the ordinance restricted the size of signs and felt this was a hardship. Mr. Moore made a motion to grant both the height variance and the variance to allow the sign within the City's five-foot setback. Mr. Brockman asked what the hardship was in this case. Ms. Williams said her business was so far away from the road, you could not find it. That was a hardship to her. She said three out of five customers complained they could not find her business. Mr. Brockman said the motion failed for lack of second.

Mr. Jacobs suggested they look at each variance request separately. Mr. Jacobs made a motion to approve the variance to allow the sign within the five-foot setback from the state ROW. Dan McLemore seconded. Terrica Stowell abstained. All others voted in favor.

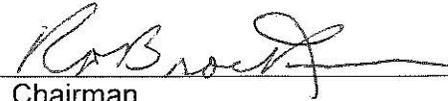
Mr. Jacobs said he did not agree with the request for the height variance. Mr. Warren said Mr. Lewis had a marquee on the property stating what businesses were there. Mr. Moore suggested she use fill dirt to raise the bottom of the sign. Mr. Warren said that was not

allowed. Chrissy Miller stated there was not much of an incline on the hill. Ms. Stowell suggested she chop two feet off the sign. Mr. Cluck said she could put one side of the sign at seven feet. Ms. Stowell agreed they could cut the sign posts down. Mr. Jacobs made a motion to deny the variance request from six to eight feet. Mr. McLemore seconded. Terrica Stowell abstained. All others voted in favor of denying the request.

4. ADJOURN – There being no further business to discuss, the meeting was adjourned at 12:50 p.m.

ATTEST:

  
Debra Johnson  
Assistant City Secretary

  
Chairman

**CANTON BOARD OF ADJUSTMENT**  
**12:30 P.M., THURSDAY, DECEMBER 12, 2013**  
**CITY HALL, 290 E. TYLER STREET**  
**CANTON, TEXAS**

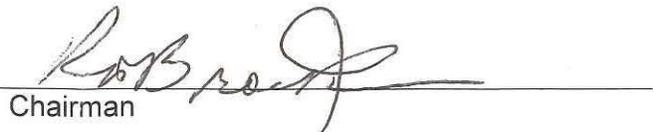
**MINUTES**

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Robert Brockman, Dan McLemore, Bob Moore, Buddy Jacobs, Gerald Reed and Terrica Stowell. City Manager Lonny Cluck and Assistant City Secretary Debra Johnson were also in attendance.

1. CALL MEETING TO ORDER AND DECLARE QUORUM – Robert Brockman called the meeting to order and announced a quorum present at 12:30 p.m.
2. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF JULY 11, 2013, MEETING – The minutes of the July 11, 2013, meeting were unanimously approved upon motion by Buddy Jacobs and second by Gerald Reed.
3. DISCUSS AND CONSIDER REQUEST FROM CITIZENS NATIONAL BANK FOR A VARIANCE TO ORDINANCE 2010-03 REGULATING THE CONSTRUCTION AND USE OF SIGNS WITHIN THE CITY LIMITS AND IN THE ETJ OF CANTON, AT THE PROPERTY LOCATED AT 875 W. DALLAS STREET, CANTON, TEXAS – Mr. Brockman reported nine letters were sent to adjoining property owners. Two responses were received and they were both in favor of the variance. Mr. Cluck said he encouraged the bank to go with a monument sign rather than a pole sign. The sign company said people passing by would be unable to read the sign at the size the City required. Bob Moore said Canton's sign ordinance had a maximum of six feet on monument signs. Most cities allowed ten to twelve feet. He felt the sign should be a little bigger so people could read it safely when driving by at 30-40 mph. Dean Tidwell said Curtis Cooper from Tyler was doing their signs and presented information from other cities on what they allowed. The variance was a result of Mr. Cluck's suggestion of a monument sign and how far the sign would be away from the road. They wanted a nice sign that matched the building. They felt they needed a larger sign so the lettering could be larger. Curtis Cooper said a sign height of only six feet prohibited the sign from being read from the street. Mr. Cluck did not feel the sign would affect the sight triangle. Mr. Tidwell said the sign would be located further back from the road than the location of the temporary sign. It would be perpendicular to Hwy. 64. Dan McLemore made a motion to grant a variance from a six-foot maximum height to a maximum height of ten feet. Bob Moore seconded. All voted in favor.
4. ADJOURN – There being no further business to discuss, the meeting was adjourned at 12:37 p.m.

ATTEST:

  
Debra Johnson  
Assistant City Secretary

  
Chairman