

BANNER ELK PLANNING BOARD  
AND LAND USE UPDATE COMMITTEE  
TUESDAY, 04 JANUARY 2011  
MINUTES

Planning Board Members Present: Allen Bolick, Joel Owen, Dawn Sellars, Ann Swinkola, Penny VonCanon

Land Use Committee Present: Steve Chandler, John Davis, Joe H. Perry, Robert Tufts, Frank Wimbush

Staff Present: Cheryl Buchanan, Rick Owen

Others Present: Mark Minor, Erica Siegel, Charlie B VonCanon

Chairman Joel Owen called the meeting to order at 6:30 PM with a quorum present. The Chairman opened with the pledge of allegiance to the flag.

Consideration of the November 2010 Minutes

With no changes noted, Penny VonCanon moved to approve the minutes as submitted. Dawn Sellars seconded. The vote was unanimous and the motion carried.

Land Use Plan – Section 7.0 Community Appearance and Design Standards

Chairman Owen asked if any of the members had any comments for Section 7.0. Robert Tufts pointed out a typo in the first paragraph. Chairman Owen said he thought that the section on quality of development was too detailed and that we needed to move some of the data to the issues and goals sections. He also mentioned that in addressing concerns for Hwy 184's identity, we needed to look at Hwy 194 also.

Frank Wimbush questioned the statement of purchasing property for parking and who had determined that it was cost prohibitive. Ms. Buchanan told him that the two previous town managers had looked at a lot downtown for this purpose and both agreed that it was too expensive to purchase. The last town manager had tried to make arrangements to lease the lot, but this didn't work out. Mr. Wimbush stated that he feels the Town needs to look at parking in a more serious way since it ranked so high on the survey.

Robert Tufts suggested moving the portion about recreation to that section that dealt strictly with recreation. Mr. Tufts also suggested that the current sections should be presented to Town Council for review and just to let them know where we are in the process. Ms. Buchanan said this would be done for the upcoming meeting in January. Ms. Buchanan said that since she presents a yearly report this time of year, she would make this a part of that report.

Once the changes are made, this can come back to the Board for a final review. With no additional comments, the Land Use portion of the meeting was closed and the regular Planning Board was called to order.

Sign Review – Valle de Bravo Mexican Restaurant

Ms. Buchanan told the Board that a sign request has been made but that she wanted to have the Board's input before rendering a decision. The center of the sign has a raised area that the sign maker wanted to put a vinyl picture in. Ms. Buchanan had advised that she did not believe that vinyl was an approvable material but would ask the Board for their input. The Planning Board stated that vinyl would not be acceptable and that a sailboat could be sandblasted into the sign and that the exact photo could be used on the menu.

Sign Review – My Best Friend's Barkery

Erica Siegel has requested a sign permit, however, the color is not an acceptable color on the color chart. She came to the Planning Board to ask that an exception be made for this color. After some discussion, the Board would not agree to allow the color stating that there is an approved color chart and that is what the Town needs to stay with.

With no further discussion, Dawn Sellars moved to adjourn. Ann Swinkola seconded. The vote was unanimous and the meeting came to a close at 7:15 pm.

Respectfully submitted,  
Cheryl Buchanan, Planning Department