

**TOWN OF BENTON  
PLANNING BOARD MEETING  
AUGUST 28, 2018**

**PRESENT:** Jerry Stape; Tom Rood, and Tom Goodall.

Others Present: Dick Harper, Town Councilman; Jayson Hoover, Code Enforcement Officer, and Karen Ellis, Recording Secretary.

Rood called the meeting to order at 7:00 p.m.

**MINUTES APPROVAL:**

Goodall made a motion to approve the meeting minutes of the July 24<sup>th</sup> meeting. Stape seconded the motion. All in favor.

Hoover stated that the new Truss Company would like to build a sign and put it up into the gable end facing Havens Corner's Road. Both signs will be around 16" tall; the Benton Ridge is about 12 ft. wide and the Truss, LLC sign will be roughly 10 ft. long. They want to make a truss and stain the truss a dark brown. Rood stated that in our zoning, signs are to be 4 X 8. Hoover said he thought it went by square footage on a building sign. It will go on the building on the gable end facing Havens Corners, nothing free standing.

Rood asked Hoover if he is sure there is nothing in the zoning that will prevent this. Harper noted that in our zoning, under signs it says that maximum signage, both attached and detached, from the building shall consist of no more than 10% of the area of the primary building vissood. Detached signs shall be permitted and shall be no more than two sides, maximum area of 32 sq. ft. to a total area of 64 sq. ft. Hoover noted he has to believe that will be way under 10%. He then said he does not know if we want to consider this as one whole sign or two. Both signs are about 16" tall.

Rood made a motion to approve this application as presented. Goodall seconded the motion. All in favor.

Hoover then reported that the Horning's Surplus store has a freestanding greenhouse style building that he would like to incorporate into the business as far as storage for packing and unpacking. He has kayaks and bigger stuff that he wants to store in there. He asked the Board if they would like to see that come through in an application or go ahead and permit it with the existing business. There will not be any new structure. He wants to buy a cover for it and someone will come in and spray foam it on the bottom side of the inside. The coveralls are supposedly good for 30 years if it is spray foamed. Hoover asked if the Board would want to see another application or an amendment to a special use permit. Or, is this something the Board feels he can permit and deal with building code after that. Harper asked if he is using it for sales or just for his own storage. Hoover stated he would be using it for his own storage of stuff coming in to be set-up, but if he is going to use any portion of it for the pubic to go into, we will have to deal with that from a building code perspective. Harper said that if he were going to use it for retail, it would need to be inspected. Hoover stated that if he goes ahead with it, it would be from the building code perspective. If he goes ahead with electric, he will have to get that inspected. He will have to have egress. Hoover said that he is not sure how they will handle the snow load and that type of

thing. It is not connected to the other building, but if he has the public going in there to look at things that would be different.

Hoover stated he would deal with it from a building code perspective.

Rood noted it really is not any different from some of these greenhouses with people walking around them all the time. He then said his feeling is to let Jayson handle it with the building code because it is already there. He is not worried about the foot print drainage or any of that stuff.

Rood asked Hoover if he wanted something in the minutes. Hoover said no, he is comfortable with it. He just wanted to run it by the Board.

Hoover then noted that Twin Pines was just getting ready to run some wiring across the parking lot for some pole lighting because they had some issues at their other place with mowers coming up missing. He said that will come back to the Board; he will not let them put in pole lighting and then come back to be disapproved or approved. He will also need to know how long the lighting will be on. Hoover again stated that this would be coming to the Board next month.

Harper then asked what the status is with the person who is taking over Twin Pines. Hoover stated that David Sauder will still have the current special use permit there and he will sell mini excavators and small equipment. He will virtually have the same operation there, only with skid steers and excavators. Harper asked about the current wording of that special use permit. If he is going to maintain virtually the same operation and change it from lawn and garden to mini excavating equipment, is that something we want to see. Harper noted that the Board needs to understand what he is intending to do. If the old one does not cover what he is intending to do, then you have to watch out. With the lawn mower operation, they bought a lot bigger tractors and they just kept getting bigger and bigger. You must look at what the current special use permit says. Stape stated Harper has a good point. Stape then said when he does come in, how do you separate the skid steers and the minis from the other equipment. Hoover said he has the room, so the question is if it is a problem if he has bigger equipment there. Harper said another question would be how he is going to work on them.

**ADJOURNMENT:**

Goodall made a motion to adjourn the meeting at 7:40 p.m. Stape seconded the motion. All in favor.

Respectfully submitted,

*Karen M. Ellis*

Karen Ellis  
Recording Secretary