

**Building Appeals & Advisory Board
Meeting Minutes
Monday, January 24, 2022
Multi-Purpose Court Room of the Government Center**

Members Present

Jack Forst
David McDaniel
Mike Bechdol
Blake Morrison
Brodrick Rhodes

Staff Present

Gail Lux

Absent

Mark Dale
Joe Pitt
Deborah Fulwiler

I. Call meeting to order.

Mr. Jack Frost called the meeting to order at 6:33 pm with a quorum present.

II. Approve the minutes from December 13, 2021.

Mr. Mike Bechdol made a motion to approve the minutes from December 13, 2021. Mr. Blake Morrison seconded the motion. The motion was approved unanimously.

III. Citizen Forum

Mr. Jack Frost opened the meeting for citizen comments. No citizens came forward or submitted comments to the City of Cedar Hill prior to the meeting. Mr. Jack Frost closed the citizen forum.

IV. Review and consider the request by Corinth Properties and Bobby Nichols of Chandler Signs LLC for additional blades and cabinet to an existing detached multi-tenant sign and a variance to allow an area of 320.16 square feet. Sign ordinance Section 4-244 (2)a; and Detached Sign Table to allow a detached multi-tenant sign to exceed the maximum allowable square footage 240 square foot located to e. Located at the corner of Towne Square Blvd and J Elmer Weaver Fwy more commonly known as 229 N J Elmer Weaver Fwy.

Mr. Gail Lux explained what the current situation of the existing sign and that it currently exceeds the allowable area of the ordinance. This sign was constructed prior to the current sign regulations. Mr. Bobby Nichols of Chandler Signs LLC spoke in favor of the variance and explained that the sign is limited because of the existing tenants and that this would only add an additional 64 square feet to the area. There were questions as to can they not just redesign the current sign to be able to accommodate the additional tenant signs.

Mr. Mike Bechdol made a motion to deny the request for the variance to the Sign Ordinance Section 4-244 (2)a; and Detached Sign Table to allow a detached multi-tenant sign to exceed the maximum allowable square footage 240 square foot. The motion was seconded by Brodrick Rhodes. The motion was approved unanimously.

V. Review and consider the property located at Lake Ridge Section 1; Lot 18; more commonly known as 2519 Rolling Oaks Ridge a public nuisance and direct staff to abate the nuisance.

Mr. Gail Lux gave an overview of the actions of that have been taken by city Code Enforcement staff to have the owner of the property clean the debris at this location and has no success getting the owner to comply.

Mr. David McDaniel made a motion to declare the property located at Lake Ridge Section 1; Lot 18; more commonly known as 2519 Rolling Oaks Ridge a public nuisance and give the owner seven (7) days to bring the property into compliance or direct staff to abate the nuisance. The motion was seconded by Blake Morrison. The motion was approved unanimously.

VI. Adjourn

Mr. Mike Bechdol made a motion to adjourn. Mr. David McDaniel seconded the motion. The motion was approved unanimously.


Building Official