

**CANTON BOARD OF ADJUSTMENT
12:30 P.M., THURSDAY, SEPTEMBER 15, 2022
CANTON CITY HALL
201 N. BUFFALO, 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 Candice Benson, Ann Moore, Terrica Stowell, and Jackie Beard. Member Linda Boston was absent. Also present were City Secretary Debra Johnson and Director of Operations Peter Lamont.

1. CALL MEETING TO ORDER AND DECLARE QUORUM PRESENT – Candice Benson opened the meeting at 12:35 p.m.
2. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF JULY 28, 2022, MEETING – The minutes of the July 28, 2022, meeting were unanimously approved upon motion by Terrica Stowell and second by Jackie Beard.
3. DISCUSS AND CONSIDER REQUEST FOR A VARIANCE TO ORDINANCE NO. 2016-22 (CITY OF CANTON SIGN ORDINANCE) REGULATING THE CONSTRUCTION AND USE OF SIGNS FOR PROPERTY LOCATED IN THE CITY OF CANTON, TEXAS, FOR A SIGN TO BE CONSTRUCTED ACROSS THE FRONT OF CRUST 64 LOCATED AT 30176 STATE HIGHWAY 64 OWNED BY ZANBAKA CANTON REALTY LLC

Mr. Lamont explained the variance request was for a sign on the front of the building. Overall, the building would normally be allowed a sixty square-foot sign. Because there were multiple suites, each suite was considered separately. This suite is fifty feet long and allowed a forty square-foot sign. Owner was requesting a sign 88 square feet. Jackie Beard said the variance was for twice the size allowed. He was afraid to set a precedent by granting the variance. He thought the size was too big. Terrica Stowell also thought the size was really big. Terrica Stowell made a motion to deny the variance request. Jackie Beard seconded. All voted in favor of denying the motion.

4. DISCUSS AND CONSIDER REQUEST FOR A VARIANCE TO ORDINANCE NO. 2016-22 (CITY OF CANTON SIGN ORDINANCE) REGULATING THE CONSTRUCTION AND USE OF SIGNS FOR PROPERTY LOCATED IN THE CITY OF CANTON, TEXAS, FOR A SIGN TO BE CONSTRUCTED ACROSS THE WEST SIDE OF CRUST 64 LOCATED AT 30176 STATE HIGHWAY 64 OWNED BY ZANBAKA CANTON REALTY LLC

Mr. Lamont said the Craft 64 suite had twenty more square feet than the other. This side of the building had only one tenant. They were asking for a 154 square-foot sign rather than the fifty-five square feet allowed under the ordinance. Mr. Stowell said she would be fine to allow him what was allowed in the ordinance. Ms. Benson said she did not have an issue with the sign being the same size as allowed on the other suite. Mr. Beard agreed.

Jackie Beard made a motion to deny the variance request. Terrica Stowell seconded. Mr.

Beard amended his motion to allow for a sign up to 66 square feet contingent on the city attorney's approval. Terrica Stowell seconded the amended motion. All voted in favor.

5. ADJOURN – There being no further business to discuss, the meeting was adjourned at 12:56 p.m.

SIGNED this 2 day of March, 2023.



Candice Benson, Chairperson

ATTEST:



Debra Johnson
City Secretary