

April 13, 2026 - 6:00 PM  
Glenpool City Hall, City Council Chambers  
12205 S. Yukon Ave. 3rd Floor  
Glenpool, Oklahoma

Regular Session of the Glenpool Planning Commission will be held at 6:00 p.m. on April 13, 2026, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

**The Planning Commission welcomes comments from citizens of Glenpool who wish to address any items on the agenda. Speakers are requested to complete one of the forms located on the agenda table and return to the City Planner prior to the “CALL TO ORDER”**

### AGENDA

- A) **Call to Order - Keith Robinson, Chairman**
- B) **Roll Call, Declaration of Quorum - Gerald Gilbert, Secretary; Keith Robinson, Chairman**
- C) **Announcements**
- D) **Director's Report**
- E) **Scheduled Business**
  - 1) Discussion and possible action to approve, deny or amend the meeting minutes of the March 9, 2026, Planning Commission Meeting.
  - 2) 2. McDonald’s Digital Sign – Specific Use Permit (SUP2026-01) for a proposed digital reader board sign for the McDonald’s restaurant located at 110 W 141st St.  
Applicant: USMCOPCO  
Applicant Representative: Britany Carder, Signs and Wonders
    - A. Public Hearing on the proposed Specific Use Permit.
    - B. Discussion and possible action to recommend the approval, approval with conditions, or denial, of the Specific Use Permit.  
(Gerald Gilbert, Development Services Director)
- F) **Adjournment**

This notice and agenda was posted at Glenpool City Hall, 12205 S Yukon Ave., Oklahoma, on 4-10-2026 at 11:00 a.m.

Signed:

\_\_\_\_\_  
Gerald Gilbert, Development Services Director

**MINUTES  
CITY OF GLENPOOL  
PLANNING COMMISSION  
REGULAR MEETING**

Regular Session of the Glenpool Planning Commission will be held at 6:00 p.m. on March 9, 2026, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

***The Planning Commission welcomes comments from citizens of Glenpool who wish to address any items on the agenda. Speakers are requested to complete one of the forms located on the agenda table and return to the City Planner prior to the “CALL TO ORDER”***

**AGENDA**

- A) Call to Order** – Keith Robinson, Chairman    **6:02 pm**
- B) Roll Call, Declaration of a Quorum**    Gerald S. Gilbert, Secretary; Keith Robinson, Chairman

|                    |                                |
|--------------------|--------------------------------|
| <u>X (Present)</u> | Keith Robinson, Chairman       |
| <u>X (Present)</u> | Kim Hanson-Mercier, Vice-Chair |
| <u>X (Present)</u> | Mickey Wilburn, Commissioner   |
| <u>X (Present)</u> | Matthew Hayes, Commissioner    |
| <u>X (Present)</u> | Marilyn Nichols, Commissioner  |

**Staff:**

|                    |   |
|--------------------|---|
| <u>X (Present)</u> | Gerald Gilbert, Development Services Director |
|--------------------|---|

- C) Announcements            No Announcements**
- D) Director’s Report        No Report**
- E) Scheduled Business**

**1. MINUTES:**

- A. Discussion and possible action to approve, deny or amend the meeting minutes of the Feb 9, 2026, Planning Commission Meeting.

**Motion:** Kim Hanson-Mercier made a motion to accept and approve February 9, 2026, Board of Adjustment Meeting Minutes.

**Second:** Mickey Wilburn

**Voting Aye:** Keith Robinson, Kim Hanson Mercier, Mickey Wilburn, Matthew Hayes, Marilyn Nichols

**Motion Passed:** 5-0.

- 2. Scissortail II Final Plat** – A proposed Final Plat of Scissortail II Preliminary Plat. The subject site is located east of E. 148<sup>th</sup> Street S and north of S. Poplar Street.  
Applicant: McGUIRE BELL LAGO, LLC  
Applicant Representative: Thomas L. Vogt, Jones, Gotcher & Bogan P.C.

A. Public Hearing on the proposed Final Plat.

- **OPEN PH: 6:03 PM**
- **Gerald S. Gilbert, Development Services Director**, gave a brief presentation. Subject site is approximately 40.2-acres in overall size and is located East Of E. 148th Street S; and North of S. Poplar Street
- Site designated General Residential in the Comp Plan.
- Site Zoning is RS-3 (Single-Family High Density).
- Designations approved by the City Council on June 3, 2024.
- Legal challenge was filed against the Comp Plan and Zoning amendments,
- Plats can be processed at applicant's risk.
- Applicant has been engaged in discussions with the legal challenger to reach a settlement of the lawsuit.
- An agreement has been reached which included mutually agreed upon covenants and conditions, which have been incorporated into the Final Plat under consideration.
- Preliminary Plat 112 residential lots; and Four (4) reserve areas. Reserve areas are designated for open space and stormwater management.
- Preliminary Plat is divided into 7 blocks across two (2) phases.
- Preliminary Plat was approved by the Planning Commission on June 9, 2025
- As part of the approval for the Preliminary Plat the following conditions were also placed on the plat approval.
- Zoning Compliance: The Preliminary Plat shall conform in all respects to the requirements of the Zoning Code applicable to the RS-3 (Single Family High Density) zoning district, including but not limited to lot size, setbacks, density, and permitted uses.
- Subdivision and Engineering Compliance: The Preliminary Plat shall meet all applicable provisions of the City's Subdivision Regulations and Engineering Design Criteria, including requirements related to infrastructure, drainage, access, and public improvements.
- Litigation Contingency: The pending lawsuit must be fully resolved and dismissed. Written documentation of dismissal must be submitted with the Final Plat application.

- FINAL PLAT: Applicant is requesting approval of a Final Plat of the approved Scissortail II Preliminary Plat.
- The Final Flat is comprised of two (2) phases, 7 Blocks, 111 lots and four (4) reserve areas for drainage purposes.
- Through the final design of site infrastructure plans as well the implementation of the additional conditions placed on the project, very minor modifications have been incorporated into the Final Plat.
- Staff Analysis: As part of the approval for the Preliminary Plat the following conditions were placed on the plat approval.
- Zoning Compliance: The Preliminary Plat shall conform in all respects to the requirements of the Zoning Code applicable to the RS-3 (Single Family High Density) zoning district, including but not limited to lot size, setbacks, density, and permitted uses.
- Subdivision and Engineering Compliance: The Preliminary Plat shall meet all applicable provisions of the City's Subdivision Regulations and Engineering Design Criteria, including requirements related to infrastructure, drainage, access, and public improvements.
- Litigation Contingency: The pending lawsuit must be fully resolved and dismissed. Written documentation of dismissal must be submitted with the Final Plat application.
- Litigation: Settlement Agreement contains certain provisions and restrictions to accommodate concerns of the adjacent landowners briefly described below:
  - Reserve Area "D" - Maintaining the size and use of Reserve Area "D" for drainage purposes only. No residential lots are within this area.
  - Erosion Control - Compliance with City regulations for erosion control and prevent siltation of adjacent private ponds as well as minimizing the removal of trees within Reserve Area "D," and providing written notification any dirt or tree removal work within Reserve Area "D."
  - Privacy Fence – Installation of a 6-foot wood sealed privacy fence along on every lot that shares a boundary with the adjacent Landowners property.
  - Trash and Debris - Developer or its agents agree to walk the property between Scissortail I and Scissortail II, and the Adjacent Property at least once every two (2) weeks to remove any and all trash, debris, construction scraps, etc. originating from Scissortail I or Scissortail II.
- Staff Analysis: Staff finds that the proposed Final Plat is consistent and substantially conforms with the approved Preliminary Plat.
- The Final Plat lot layout proposes 111 lots as opposed to the 112 lots originally approved.
- This reduction is a result of increasing the land area for Reserve Area "D" which eliminated one (1) lot.
- Remaining lots and reserve areas conform to the approved Preliminary Plat arrangement, except for Reserve Area "D" which was enlarged to address concerns raised by the adjacent property owner. 13 Staff Analysis: The additional conditions placed on the Preliminary Plat area addressed as follows:
  - Zoning Compliance: As presented, the Final Plat conforms to the requirements of the RS-3 (Single Family High Density) zoning district.
  - Subdivision and Engineering Compliance: As presented, the Final Plat meets the provisions of the subdivision regulations and engineering design criteria. Infrastructure, drainage, and public improvements plans have been submitted as required by the City's Subdivision Regulations and have been reviewed and approved by the City Engineer.

- Litigation Contingency: Included in the attachments is the fully executed “Settlement Agreement” between the developer and adjacent property owners.
- Outlined within the agreement are additional provisions and restrictions the Developer and Adjacent Landowners have agreed to.
- Once the City Council has approved the Final Plat the Landowners have agreed to dismiss the filed lawsuit as stipulated in the agreement.
- Staff Recommendation: Final Plat substantially conforms to the approved Preliminary Plat.
- Applicant has prepared and submitted the required infrastructure improvement documents for the Final Plat application.
- Additional conditions placed on the Preliminary Plat approval have been addressed and incorporated into the Final Plat.
- Staff recommends the Planning Commission take the following action:
- Recommend APPROVAL to the City Council of the Final Plat, Titled Scissortail II Phase I and Scissortail II Phase II.
- **Applicant Representative Tom Vogt**, gave a brief presentation stating that they have been working hard over the last several months to address the issues raised in the lawsuit and were happy to report that an agreement has been reached.
- Mr. Vogt also asked the Commission if there were any questions that they had about the final plat.
- **Clyde Hickman** (1434 E 149<sup>th</sup> Place) asked if the gates that are currently closed could they be open to let traffic through.
- Chairman Robinson asked where Mr. Hickman resided?
- **Mr. Hickman** responded that he lived in Mansfield neighborhood.
- **Mr. Vogt** responded stating that they were not in opposition of opening the gates and would coordinate with the City on there opening.
- Staff concurred.
- **CLOSED PH 6:20 PM**

B. Discussion and possible action to recommend the approval, approval with conditions, or denial, of the Final Plat

**Motion:** Commissioner Hayes made a motion to recommend approval of the Final Plat to the City Council.

**Second:** Vice Chair Hanson-Mercier

**Voting Aye:** Chairman Robinson, Commissioner Wilburn, Vice Chair Hanson-Mercier, Commissioner Hayes, Commissioner Nichols

**Motion Passed:** 5-0

3. **C & C Office Amended** – A proposed Preliminary Plat and Final Plat of a 1.26-acre site. The plat proposes to consolidate two (2) lots into one (1) lot. The subject site is located at 459 E 151<sup>st</sup> St. South.  
 Applicant: 459 E 151<sup>st</sup> St. LLC  
 Applicant Representative: Ryan McCarty, Select Design

A. Public Hearing on the proposed Preliminary Plat and Final Plat.

- **OPEN PH: 6:23 PM**
- **Gerald S. Gilbert, Development Services Director**, gave a brief presentation. Subject site is approximately 1.26-acres.
- Currently a 2,406sf single family residence, as well as several ancillary structures exist onsite.
- Commission and City Council approved a rezone of the site from AG (Agricultural) to CS (Commercial Shopping Center).
- Preliminary Plat and Final Plat for a two (2) lot subdivision was approved by the Commission and City Council in July 2023
- The residence is currently undergoing a remodel to convert the structure into a commercial building for a future real estate office
- Project Description Applicant is requesting a Preliminary Plat and Final Plat to consolidate the two (2) existing lots back into one (1) platted parcel.
- The existing plat configuration is described below. Tract Size Lot 1 0.59-acres (25,853 sf) Lot 2 0.67-acres (28,918 sf) Total 1.26 acres
- To develop the site as originally planned several costly site improvements were required.
- As such, the applicant has decided to “scale-back” the project and just convert the existing residence into an office.
- Due to configuration of the lots a redesign of the site improvements was needed as well as the consolidation of two (2) lots
- ANALYSIS Preliminary Plat Through the platting process, the applicant proposes to consolidate the two (2) lots into one (1) lot.
- Consolidation is requested to allow for redesign of parking and drainage improvements, as well as to complete the conversion and remodel of the existing residence into an office.
- Proposed tract meets the minimum lot width, frontage, and lot area requirements of the Zoning Code, specifically Section 11-4-8, Nonresidential Development Standards for CS (Commercial Special) zoned properties Final Plat
- The Final Plat substantially conforms to the Preliminary Plat. Applicant has prepared and submitted the required infrastructure improvement documents for the Final Plat application.
- Staff Recommendation: Staff recommends approval of the proposed Preliminary Plat and Final Plat and recommends the Planning Commission take the following actions:
- APPROVAL of the Preliminary Plat, Titled C&C Office Park Amended with the following conditions.
- The proposed driveway requires written ODOT approval prior to recording the Final Map.
- Recommend APPROVAL to the City Council of the Final Plat, Titled C&C Office Park Amended with the following condition:
- The proposed driveway requires written ODOT approval prior to recording the Final Map.

- **Applicant Representative Ryan McCarty**, gave a brief introduction and asked the Commission if there were any questions.
- **CLOSED PH 6:29 PM**

B. Discussion and possible action to approve, approve with conditions, deny, or amend the proposed Preliminary Plat

**Motion:** Chairman Robinson made a motion to approve the Preliminary Plat.  
**Second:** Commissioner Nichols  
**Voting Aye:** Chairman Robinson, Commissioner Wilburn, Vice Chair Kim Hanson-Mercier, Commissioner Hayes, Commissioner Nichols  
**Motion Passed:** 5-0

C. Discussion and possible action to recommend the approval, approval with conditions, or denial, of the Final Plat

**Motion:** Vice Chair Hanson Mercier made a motion to recommend approval of the Final Plat to the City Council.  
**Second:** Commissioner Wilburn  
**Voting Aye:** Chairman Robinson, Commissioner Wilburn, Vice Chair Kim Hanson-Mercier, Commissioner Hayes, Commissioner Nichols  
**Motion Passed:** 5-0

**F) Adjournment 6:31 pm**

This notice and agenda was posted at Glenpool City Hall Building, 12205 South Yukon Ave., Glenpool, Oklahoma on or before March 6, 2026, at or by 4:00 PM.

Signed: \_\_\_\_\_  
 Gerald S. Gilbert  
 Development Services Director

**TO: GLENPOOL PLANNING COMMISSION**

**FROM: GERALD S. GILBERT, DEVELOPMENT SERVICES DIRECTOR**

**DATE: APRIL 13, 2026**

**ITEM: SPECIFIC USE PERMIT (SUP2026-01)**

**REQUEST: A PROPOSED DIGITAL SIGN FOR MCDONALDS RESTAURANT.**

**APPLICANT: USMCOPCO**

**LOCATION: 110 W 141<sup>ST</sup> ST.**

**ZONING: CG (COMMERCIAL GENERAL)**

**COMP PLAN: SPECIAL DISTRICT NO. 5 (COMMERCIAL BUSINESS DISTRICT)**

**BACKGROUND**

The application under consideration is a Specific Use Permit (SUP) for a proposed digital sign at the McDonalds restaurant located at 110 W 141<sup>st</sup> St. The applicant is requesting to replace the existing reader board situated on the existing pole sign. The pole sign is situated on the northwest corner of the site.

A Specific Use Permit is required for the use of electronic and/or LED lighted element signs, per Section 11.7.5.A.8 of the City's Zoning Code. Attached to the staff report are the requirements for Electronic and LED Signs and the Commercial and Industrial District Sign Requirements.

A Variance (BOA 491) is also being considered for the digital sign. The Variance request is for a reduction in the separation requirement between digital signs. The separation criteria for the digital signs is 2,400 feet between signs. Currently, there is a digital sign for the Glenpool Dentistry (464 E 141<sup>st</sup> St. S) approximately 2,200 feet away from the proposed sign. Prior to taking action on the SUP for the digital sign, the Variance would need to be approved by the BOA. The Variance is scheduled before the BOA at their April 13, 2026 meeting.

The Specific Use Permit also requires review and action by the City Council. The Planning Commission's action will be forwarded to the City Council for their consideration at the April 20<sup>th</sup>, 2026, City Council meeting.

## SURROUNDING LAND USES

Listed below is the surrounding zoning and existing land uses.

|       | Zoning                            | Land Use  |
|-------|-----------------------------------|---|
| North | CG (Commercial General)           | Retail Commercial (QuikTrip)                    |
| South | RS-3 (Single Family High Density) | Parking Lot                                     |
| East  | CG (Commercial General)           | Retail Commercial (O'Reilly Auto Parts)         |
| West  | CG (Commercial General)           | Retail Commercial (Ron's Hamburgers and Chilli) |

## PROJECT DESCRIPTION

The applicant is proposing to add a digital sign to the existing pole sign. The pole sign is approximately 30 feet in overall height. The proposed digital sign which is situated below the marquee is 8'3" x 3'5" or 28.9 square feet in overall size and will be digitally illuminated. The digital sign will replace the existing reader board sign. As illustrated on the photo below, the digital sign is slightly longer and narrower than the existing reader board. The digital sign area meets the criteria outlined in Commercial and Industrial District Sign Requirements. Attached to the staff report is the elevations of the proposed sign.

Illustrated below is the existing pole sign with manual reader board and the pole sign with the proposed digital sign for comparison. Attached to the staff report is a site plan and larger copy of the sign illustrated below.



**ANALYSIS:**

The applicant has agreed to operate the sign in accordance with the City's requirements for all lighted signs listed in Section 11.7.5.A.8 of the City's Zoning Code. The overall sign size meets the criteria for signs within the CG zone.

**RECOMMENDATION:**

Due to sign location, operation and is intended to replace the manual reader board digitally, staff recommends the Planning Commission recommend approval to the City Council Specific Use Permit (SUP2026-01) as presented.

**ATTACHMENTS:**

1. Aerial Photo
2. Application
3. Site Plan
4. Sign Exhibit
5. Electronic and LED Signs
6. Commercial and Industrial District Sign Requirements

# Aerial Photo



# Application

**A. APPLICANT**

NAME: Britany Carden  
COMPANY/INSTITUTION: Signs and Wonders LLC  
ADDRESS: 1528 SE 27th St  
CITY: Oklahoma City STATE: OK ZIP CODE: 73129  
PHONE: (405) 212-3948 EMAIL: bcarden@signs and wonders.net

**B. PROPERTY OWNER**

SAME AS APPLICANT: YES:  NO:   
NAME: US MCDPCO -  
ADDRESS: 110 N Carpenter Street  
CITY: Chicago STATE: IL ZIP CODE: 60607  
PHONE: \_\_\_\_\_ EMAIL: Carolina.hernandez@guino@us.mcd.com

**C. SUBJECT PROPERTY**

PROJECT NAME: McDonalds # 7794  
STREET ADDRESS: 110 W 141st St  
PLAT NAME<sup>2</sup>: Collins Plaza LOT NO. 1 BLOCK NO. 1  
ZONING OR PUD NO.: 4609 PRESENT USE: Commercial  
PARCEL NO. \_\_\_\_\_

If the property has not been platted, is a legal address attached? YES

<sup>2</sup> If property is not yet platted, note on application, UNPLATTED

I HEREBY CERTIFY THAT THE INFORMATION HEREIN SUBMITTED IS COMPLETE, TRUE AND ACCURATE AND THAT I HAVE BEEN NOTIFIED ON THE DEVELOPMENT PROCEDURES AND GUIDELINES, INCLUDING PLATTING AND SITE PLAN REVIEWS IF REQUIRED AND ALL FEES AND CHARGES RELATED TO SITE IMPROVEMENTS, DEVELOPMENT AND BUILDING PERMIT COSTS.

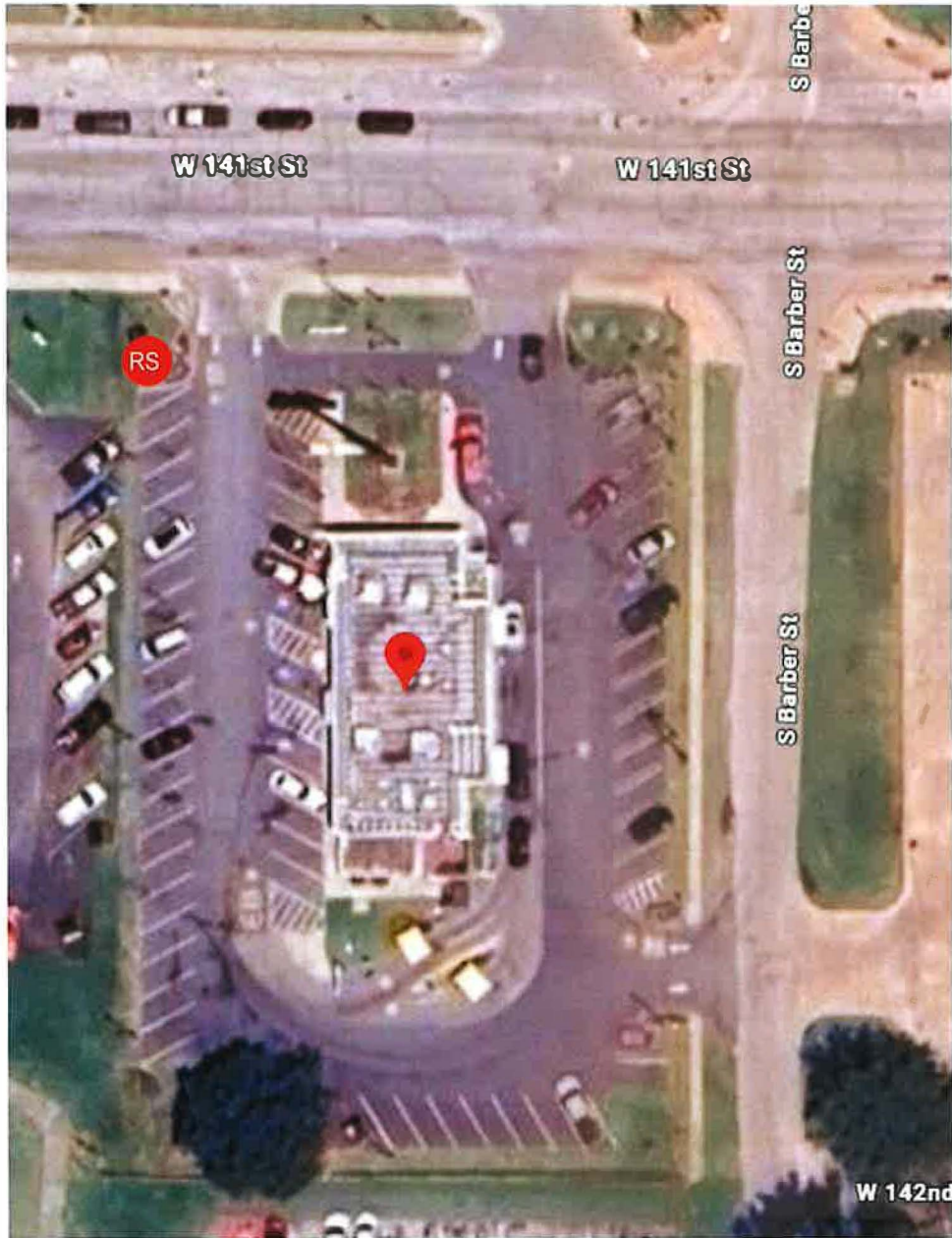
APPLICANT SIGNATURE: Bethany Carden DATE: 1/21/26  
 PROPERTY OWNER SIGNATURE: Bethany Carden DATE: 1/21/26

**D. APPLICATION FEES**

|   |                                  |
|---|----------------------------------|
| Request for SUP fee:                                | \$125.00                         |
| \$2.00 per property owner on Title/Abstract report  | <u>(24)</u> X \$2.00 = <u>48</u> |
| Posting of public hearing sign                      | \$50.00                          |
| Publication in <i>Tulsa World</i> Legal Notices fee | <i>Tulsa World</i> to invoice    |
| <b>TOTAL:</b>                                       | \$ <u>223.00</u>                 |

FOR ADDITIONAL INFORMATION, PLEASE CALL THE CITY OF GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT AT 918-209-4610 OR VISIT THE CITY'S WEBSITE: <https://www.glenpoolonline.com/>

# Site Plan




RS ..... ROAD SIGN

**PERSONA TRIANGLE**  
FACILITY SERVICES | LIGHTING | SIGNAGE

700 21st St SW  
Watertown, SD 57201  
Tel: 800.843.9888  
www.personatriangle.com

Customer: **McDONALDS**  
Location: **GLENPOOL OK**  
File Name: **529600 - 110 W 141ST - GLENPOOL OK**

Project No.: **529600** Request No.: **83932**  
Prepared By: **CTM**  
Date: **12/04/25** Revision: **0**

 The sign is intended to be installed in accordance with the requirements of Article 800 of the National Electrical Code unless otherwise applicable local codes. This includes proper grounding and bonding of the sign.  
  
This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, re-used, copied or otherwise used without written permission from Persona Signs, LLC.

Customer Approval (Please Initial):  
  
Approval Date

# Sign Exhibit

1



EXISTING  
4' TALL DIRECTIONAL



PROPOSED




ELECTRONIC MESSAGE SIGN DETAIL  
SCALE: 3/8" = 1'-0"

**PERSONA TRIANGLE**  
FACILITY SERVICES | LIGHTING | SIGNAGE

700 24th St SW  
Watertown, SD 57201  
Tel: 800.843.9888  
www.personatriangle.com

Customer:  
**MCDONALDS**  
Location:  
**GLENPOOL OK**  
File Name:  
**529600 - 110 W 141ST - GLENPOOL OK**

Project No.:  
**529600**  
Request No.:  
**83932**  
Prepared By:  
**CTM**  
Date:  
**12/04/25**  
Revision:  
**0**

 This sign is intended to be installed in accordance with the requirements of Article 602 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding of the sign.  
  
This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, reproduced, disclosed or otherwise used without written permission from Persona Signs, LLC.

Customer Approval (Please Initial):  
  
Approval Date:

# **Electronic and LED Signs Regulations**

## **Electronic and LED Signs**

No business or outdoor advertising sign, including wall signs, using LED or other digital lighted sign shall be located within 500 feet of a residential district. The 500 feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point on the property of the residential district.

All lighted signs shall maintain constant light. No flashing or intermittent type of lighted signs are allowed, provided, however, that electronic and/or LED lighted signs may be permitted by the granting of a Specific Use Permit, subject to the procedural and substantive requirements of this Title for an SUP, as set out in Section 11-9-13, *Specific Use Permit*. The following considerations shall be used in making a determination regarding the SUP application:

a. Brightness/light intensity, with the following standards to be considered reasonable:

(1) Not exceeding an illumination of 70 foot-candles, measured at a two foot distance.

(2) An illuminative brightness not exceeding 300 candelas per square meter (NITs) at any time between one-half hour after sunset until one-half hour before sunrise or 6,500 NITs between one-half hour before sunrise until one-half hour after sunset.

(3) Notwithstanding the above, such signs should not display an illuminative brightness of such intensity or brilliance that it impairs the vision or endangers the safety and welfare of any pedestrian, cyclist, or person operating a motor vehicle.

b. Flashing or intermittent lighting and a combination of colors such as red and blue such as could be confused with emergency vehicles or traffic control signals or cause a traffic safety hazard shall be prohibited.

c. Movement or flashing of light and/or images, or the speed of animation, shall be maintained with the standards of this Chapter.

d. Such signs, that are flashing, intermittent or include the movement or animation of lights and/or images, are required to be equipped with:

(1) A default mechanism that will freeze the sign in one position or static message if a malfunction occurs.

(2) A mechanism able to adjust the display's illuminative brightness automatically, according to ambient light conditions.

e. Such signs shall not be located within:

(1) 50 feet of the driving surface of a signalized intersection;

(2) 20 feet of the driving surface of a street;

(3) 200 feet of a residential district, other than street, highway or freeway right-of-way; or

(4) 2,400 feet of another outdoor advertising sign facing the same direction.

# **Commercial and Industrial District Sign Requirements**

*Commercial and Industrial District Requirements.* Signs are permitted in commercial and industrial districts as follows:

1. *Height Requirements.* A ground sign shall not exceed 30 feet in height, measured from the mean curb level of the lot or tract upon which it is erected, unless, in addition to the minimum intersection setback prescribed in Subsection A.2 of this Chapter, the sign is set back one foot for each foot of sign height exceeding 30 feet. If the lot or tract abuts U.S. Highway 75 or a frontage road to that highway, the sign may be 50 feet in height regardless of the setback from the right-of-way. However, no sign shall exceed 50 feet in height regardless of setback.

2. *Display Surface Area Requirements.*

a. The maximum display surface area of a ground sign on a commercial or industrial lot abutting a state or federal highway, or an access road to such a highway, shall be limited to an aggregate of one and one-half (1.5) square feet of display area per each linear foot of street frontage, provided that no single sign shall exceed 300 square feet of display area.

b. The maximum display surface area of a ground sign in a commercial or industrial district not abutting a state or federal highway, or an access road to such a highway, shall be limited to an aggregate of one square foot of display area per each linear foot of street frontage, provided that no single sign shall exceed 180 square feet.

c. Wall signs shall not exceed an aggregate display surface area of one and one-half (1.5) square feet per linear foot of the building wall to which the sign or signs are affixed. The size of a wall sign located on a multitenant building will be determined by the linear feet of street frontage of any individual store or business with a maximum size of 300 square feet.

d. Window signs are limited to an area of 25 percent of a window area or door with a maximum of 25 square feet.

3. *On-site and Off-site Temporary Promotional Signs.* On-site and off-site temporary promotional signs are permitted in commercial and industrial districts subject to the provisions of Section L of this Section, provided that a sign permit is obtained subject to review and approval by the City Planner.

4. *On-site Permanent Advertising Banners.*

a. A sign permit and permit fee are required.

b. The sign must be secured inside of PVC pipe or a metal frame.

c. The sign must be stretched tightly inside the frame.

- d. The maximum display area shall be 32 square feet.
- e. The sign height shall be four feet maximum.
- f. One sign is allowed per lot frontage on a public street.
- g. No homemade signs are allowed.
- h. Signs are not allowed on City rights-of-way or on state or federal highway rights-of-way or access roads to such highways.
- i. A map, or site plan, must be submitted with the sign permit application showing the proposed sign location.
- j. These signs may be included in the site signage program and may be changed out with each new advertising item without a new sign permit. If included in the permanent site signage program, the four foot maximum sign height does not apply.