



PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, FEBRUARY 10TH, 2021
HELD REMOTELY

Planning Commission Members Present: Richard Siler, Joe Mann, Tim Olsen, Jamie Baird, & Marc Rubin.

Adjunct Member(s) Present: Marilyn Van Degrift

Absent: Paul Brown, Stephen Ramirez, & Shelli Dickinson

Staff Present: Lisa Key, Megan Abhold, & Kelsey Wright

Call to Order: Meeting was called to order at 4:02 p.m.

Roll Call: A quorum of members was present.

Review of Agenda & Approval of Minutes:

Commissioner Mann moved that the January 13th minutes be approved, seconded by Commissioner Olsen. The motion carried unanimously.

Reschedule of March Planning Commission Meeting:

March Planning Commission requested to be moved to March 24th. Moved by Commissioner Olsen, seconded by Commissioner Mann. The motion carried unanimously.

Election of Chair, Vice Chair:

Election for Chair & Vice Chair was completed. Commissioner Siler was elected as Chair and Commissioner Mann was elected as Vice Chair.

Workshop:

Proposed Blade, Awning, Canopy & Marquee Sign Amendments:

Director Key presented on the proposed amendments allowing for blade, awning, canopy, and marquee signs in various zones across the City. Additional information was provided regarding Neon/Exposed Neon definition; neon sign lighting proposed to be measured by delivered lumens, consistent with the City's lighting standards.

Commissioner Rubin mentioned concerns about fabric signs due to potential deteriorating through wind and sun exposure. Lisa stated that the business will have to maintain the sign if it begins to deteriorate. The differences between marquee signs and canopy signs was discussed.

Kevin Schneidmiller – Comfortable with providing delivered lumens for Neon signs. Marquee signs can be more vertical on buildings.

Commissioner Siler suggested that the Proposed Sign Amendments be scheduled for Public Hearing at the next Planning Commission Meeting. Commissioner Baird moved the motion, seconded by Commissioner Mann. The motion carried unanimously.

Landscape Code Amendments:

Director Key presented on the proposed amendments landscape amendments while detailing the existing landscape standards for reference of differences and current issues. Questions were asked and answered.

Michael Terrell – question and comment regarding interior parking lot landscaping requirements. If an adjacent owner provides their required number of trees within their buffer, is the new adjacent owner incomed by that property to keep that tree? Director Key responded that there is no requirement for the property owner to keep the vegetation. If there is already a perimeter landscaping, the new adjacent property owner does not have to install a buffer since the buffer is already there.

Discussion regarding enforcing property owners to keep the vegetation they have installed instead of removing vegetation once the Certificate of Occupancy is issued. Lisa suggested that it could be something to look at some point in the future.

Commissioner Siler recommendation that the Proposed Landscape Amendments be scheduled for Public Hearing at the next Planning Commission meeting. Commissioner Mann moved that recommendation, seconded by Commissioner Baird. The motion carried unanimously.

Secretary's Report:

Lisa Key reported on the below listed items:

- Department of Commerce Short Course on Planning
- Upcoming Projects:
 - Cornerstone Church T.I. on E. Mission
 - Carpet One on Country Vista
 - Auto Dealer on N. Pepper Lane
- Commercial Building Plans in Review:
 - Western States CAT
 - B & E Electric
 - Whitman Lane Building A – Retail/Restaurant
 - Whitman Lane Building B – Dental Office
 - Harvest Parkway Commercial Phase II
 - River District Town Center Wintery
 - Rudeen Phase III
 - Custom Fabrication Design – Phase II
- Commissioner Siler noted to not forget about enforcing adequate parking for the Commercial on Indiana, don't forget that those become destination spots.

Planning Commissioner Reports:

- N/A

Citizens Comments:

- N/A

Adjournment:

Commissioner Olsen moved to adjourn the meeting, seconded by Commissioner Baird which carried unanimously. The meeting adjourned at 6:00 p.m.