



PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, MARCH 24TH, 2021
HELD REMOTELY

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

Adjunct Member(s) Present: Marilyn Van Degrift

Absent: N/A

Staff Present: Lisa Key & Megan Abhold

Call to Order: Meeting was called to order at 4:00 p.m.

Roll Call: A quorum of members was present.

Review of Agenda & Approval of Minutes:

Commissioner Baird moved that the February 10th minutes be approved, seconded by Commissioner Rubin. The motion carried unanimously.

Public Hearing:

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.

Public Testimony was opened to the public. No one from the public was in attendance.

Commission Siler asked if any Commissioners had any comments in regard to the proposed landscape code amendments.

Commissioners discussed various grammatical errors, suggested changes regarding applicability to multi-family units and developments, as well as discussion of the reasoning that led up to the proposed landscape standard changes.

Commissioner Siler suggested to go through the criteria for approval to see if the proposed landscape amendments are consistent with the Comprehensive Plan.

Criteria for Approval:

1. Such amendment **IS** consistent with the Comprehensive Plan and **IS NOT** detrimental to the public welfare; Commissioner Van Degrift dissented.
2. Change in economic, technological, or land use conditions **HAS NOT** occurred to warrant modification; all agreed.
3. It is found that an amendment **IS NOT** necessary to correct an error; all agreed.

4. It is found that an amendment **IS** necessary to clarify meaning or intent Commissioner Van Degrift dissented.
5. It is found that an amendment **IS** necessary to provide for a use(s) that was not previously addressed; Commissioner Van Degrift dissented.
6. Those amendments **ARE** deemed necessary as being in the public interest; Commissioner Van Degrift dissented.

Commissioner Siler asked for a motion.

Commissioner Van Degrift made a motion to approve with modifications; the motion failed for lack of a second.

Commissioner Siler asked for a motion to approve as written. Commissioner Mann so moved, seconded by Commissioner Ramirez. The motion passed with 6 in favor, one opposed.

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.

Public testimony was opened. Kevin Schneidmiller discussed why Greenstone brought forward these suggested changes to the sign code amendment. These changes would benefit the RD neighborhood due to the mixed-use of residential and neighborhood commercial, especially with the introduction of a blade sign.

Commissioner Siler appreciated Kevin Schneidmiller pushing forward the proposed changes. Commissioner Olsen also stated his appreciation as a resident of the River District.

Commissioners further discussed future changes that could be made to the sign code, including electronic message signs.

Commissioner Siler suggested to go through the criteria for approval for the proposed sign code amendments.

Criteria for Approval:

1. Such amendment **IS** consistent with the Comprehensive Plan and **IS NOT** detrimental to the public welfare; all agreed.
2. Change in economic, technological, or land use conditions **has** occurred to warrant modification; Commissioner Van Degrift dissented.
3. It is found that an amendment **IS NOT** necessary to correct an error; all agreed.
4. It is found that an amendment **IS** necessary to clarify meaning or intent; all agreed.
5. It is found that an amendment **IS** necessary to provide for a use(s) that was not previously addressed; all agreed.
6. Those amendments **ARE** deemed necessary as being in the public interest; all agreed.

Commissioner Siler asked for a motion to approve as written. Commissioner Baird so moved, seconded by Ramirez. The motion passed unanimously.

Secretary's Report:

Lisa Key reported on the below listed items:

- Design Committee reviewed three projects in March:
 - Cornerstone Tenant Improvement
 - Carpet One
 - Auto Dealership
- Pre-Application Meeting occurred for a 280,000 square foot distribution center on E Appleway Ave.
- Two Commissioners have resigned this year. Two vacant positions open: one full-time member, one adjunct. Currently advertising for applications through March 26th.
 - Mayor Kaminskas will hold interviews first week in April.
- April Workshop with Greenstone in relation to a Comprehensive Plan Land Use and Zone Change request
- Annual Report on 2020 Development in April.

Planning Commissioner Reports:

- Commissioner Siler – Planning Commission Report to City Council April 6th. Landscape Workshop April 20th, 2021, Public Hearing – first meeting in May. Sign Code Workshop – first meeting in May. Public Hearing – second meeting in May.
- Commissioner Siler requested someone to present the Planning Commission Report to Council on April 6th. Commissioner Mann volunteered to present the report.

Citizens Comments:

- N/A

Adjournment:

Commissioner Baird moved to adjourn the meeting, seconded by Commissioner Mann which carried unanimously. The meeting adjourned at 5:33 p.m.