

Call meeting to order on September 8, 2020 at 5:30 PM:

Roll Call: Mary Benton Lloyd Colston Karla Gallegos Paisley Howerton Charles Jennings Ian Kuhn
Andy Paton Cody Richardson

Staff present at roll call was Josh White, Principal Planner and Andrew Lawson, Public Information Officers

Also present was Scott Hueschen of Infinity Sign Systems and Citizen Jake Richardson

Vice-chair Jennings called the meeting to order.

1. Declaration:

At this time I would like to ask the Planning Commission members to make a declaration of any conflict of interest or of any Ex parte or outside communication that might influence their ability to hear all sides on any item on the agenda so they might come to a fair decision.

No declarations were made.

2. Public Comments:

Persons who wish to address the Planning Commission regarding items not on the agenda. Speakers will be limited to three minutes. Any presentation is for information purposes only. No action will be taken.

No public comments were made.

4. Consent Agenda:

Meeting Minutes, **August 11, 2020 meeting.**

Colton made a motion to approve the August 11, 2020 meeting minutes as written. C. Richardson seconded the motion.

Voice vote carried the motion.

5. Recess the Planning Commission and Convene the Board of Zoning Appeals (Growth Area members should step down)

Benton made a motion to recess the Planning Commission and convene the Board of Zoning Appeals. The motion was seconded by Colston. Voice vote carried the motion. The Board of Zoning Appeals meeting was convened.

6. Select a vice chair for 2020.

C. Richardson made a motion to elect Andy Paton as vice-chair. The motion was seconded by Colston. Voice vote carried the motion.

7. Hold a public hearing to consider the advisability of granting a variance for a sign to exceed the maximum allowed height for a pole sign by 9 feet 2 inches at 1321 N Summit Street

White gave a presentation on the application. Request filed by Infinity Sign Systems to request a variance to the sign height. The original proposal would have met the height regulations but it caused a traffic hazard. This proposal is considered a compromise. The sign would replace a sign that is already in place by decreasing the height but not enough to meet the regulations. Due to the curve in Summit Street, there is a hardship. The new sign would not cause any traffic hazard. There don't appear to be any adverse effects on the neighbors. C. Richardson asked if the current sign had a variance. White replied no, that the current sign was permitted under previous regulations. Colston made a motion to open the hearing. C. Richardson seconded the motion. Voice vote carried the motion. Kuhn asked what the purpose of the height restriction was. White stated the purpose in the mixed use district was to help signs fit in with the residential area. Kuhn asked how tall the Family Dollar sign was. White didn't have that information but thought the sign was shorter than the proposed Arbys sign. Scott Hueschen with Infinity Sign Systems explained the proposal. Jake Richardson owner of 1325 N 1st Street asked if the sign would be brighter than the current sign. Hueschen said it should be about the same with a diffusible face. Kuhn asked J. Richardson if there were any issues with the current sign, J. Richardson said no. Jennings reminded the board that the item before us was the height only. Kuhn noted that the

height could affect how much light would pass onto neighboring properties. Jennings noted the light should shine north and south and should have little effect on properties to the west. White also noted it wouldn't be a flashing sign and did not involve an electronic message board. J. Richardson thought the building could block the glow from the sign. Hueschen didn't have specifics on the brightness. Jennings noted that Union State Bank's sign was a flashing sign to the north of the site and didn't cause any issues but it was also further away and blocked by buildings, trees etc. C. Richardson asked about the height restrictions north of Kansas Avenue. White noted it was 25 feet in that area. Jennings asked if there were any other comments. Kuhn didn't see any issues with this proposal. Jennings thanked the guests. Benton made a motion to close the hearing. Colston seconded the motion. Voice vote carried the motion. Public hearing closed. C. Richardson made a motion to approve a variance to allow a sign to exceed the maximum allowed height for a pole sign by 9 feet 2 inches at 1321 N Summit Street. The motion was seconded by Kuhn. The vote was taken by roll call.

Yes: Benton, Colston, Jennings, Kuhn, C. Richardson **No:** None **Absent:** Gallegos, Paton

Jennings declared the motion passed.

8. Adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission (Growth Area members may return).

Benton made a motion to adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission. The motion was seconded by C. Richardson. Voice vote carried the motion. The Board of Zoning Appeals was adjourned and the Planning Commission meeting was reconvened.

9. Neighborhood Revitalization Plan/Comprehensive Plan Update

White discussed the proposed changes to the Neighborhood Revitalization Plan. Planning Commissioners present requested additional time to review the plan. White then discussed a proposed schedule for updating the Comprehensive Plan. The plan was to have each meeting represent a certain topic completing the process over about 8 to 9 months and then hold a public hearing.

10. Other Items:

No other items were discussed.

11. Adjournment:

Colston made a motion to adjourn. C. Richardson seconded the motion. Voice vote carried the motion. Meeting adjourned.