

PLANNING COMMISSION  
AND PUBLIC HEARING  
THURSDAY, JANUARY 12, 2017

The Planning Commission meeting was called to order at 4:00 p.m. by Vice Chairman Betty Root. Members present: B. Root, J. Cunningham, D. LaPorte, R. Splane (Absent: J. Spencer, J. Frontiera and P. Wittman).

Also present: City Manager Stan Rickard, David Jirousek (William & Works), Rick Wadel, (Wadel Stabilization), Main Street Director Julie Kreilick, Anne Hardy (Main Street), George Sadler (Kristi's Pour House), Chief Juan Salazar (4:30 pm.) and deputy clerk Gale Goldberg.

The agenda was approved 4-0 as presented upon motion by R. Splane and supported by J. Cunningham. The minutes of the December 2016 meeting were approved 4-0 as presented upon motion by D. LaPorte and supported by J. Cunningham.

Vice Chairman B. Root opened the Public Hearing regarding rezoning two properties from C2 to D1.

**PUBLIC HEARING**

David Jirousek introduced the zoning application from Mr. Wadel requesting that 2 parcels (approximately 5 acres) be rezoned to establish a wet cement site. Surrounding properties are zoned C-2 with general heavy commercial use in nature. C2 district would not allow this use, but D1 would permit it with a Special Land Use permit. So, if zoning change is approved, then Wadel's would submit a Special Land Use application.

There are 4 considerations to be met and all standards are met. They are:

- Whether or not the proposed rezoning is consistent with the goals, policies and future land use map of the Master Plan; or, if conditions have changed significantly since the Master Plan was adopted, consistency with recent development trends in the area.
- The proposed district and the uses allowed are compatible with the site's physical, geological, hydrological and other environmental features.
- The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values and traffic impacts.
- Whether, if rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including roads, sanitary sewers, storm sewer, water, sidewalks, and road lighting.

Utilities can be addressed at the time of the site plan review. David Jirousek recommends approval.

Mr. Wadel explained the concrete plan and noted they use well water, and that he has spoken with Bob Dodds (Hydro Supt.) and Mr. Dodds indicated there should be no problem for an electric upgrade.

At this time it was noted that there were no Public Comments and no written comments received.

#### Commission Discussion:

A concern was expressed for traffic problems at the corner of Oceana Drive and Polk Road. Mr. Wadel noted that his cement trucks will exit on to Oceana Drive (a class A road) from his main entrance, a good distance north of the intersection. He does not anticipate a large volume of truck deliveries using the Polk Road entrance and anticipates no congestion.

It was approved (4-0) to recommend to city council to approve Mr. Wadel's request for a change in zoning for two parcels from C2 to D1 upon motion by J. Cunningham and supported by D. La Porte.

#### **SIGN ORDINANCE**

David Jirousek supplied a 13-page memo (dated 1-6-17) regarding sign ordinance updates. He gave a quick overview and clarified a few points. He noted the commission can look this over and think about other changes or they can recommend these changes presented and set a Public Hearing.

There was a lot of discussion from the public and then among the commission members. Questions, clarifications and discussion included:

- The language on digital electronic signs
- Clarification between B1 and B2
- Neon illumination requirements
- Interior window signs, electrically lit, and size and verbiage
- Electronic control message signs with possibility of their use in the downtown area
- Business illuminations
- Business owners may want to have some input
- The varying size of businesses in the downtown area
- Maintaining a traditional downtown in line with Main Street guidelines
- Portable sign restrictions
- Sandwich board sign restrictions
- Sign infraction enforcement
- Grandfathered signs for businesses

It was also noted that it is difficult to address every individual situation but these issues will be addressed at the next Planning Commission meeting with hopes of getting everything right but also trying not to be too restrictive for businesses.

#### **MEDICAL MARIHUANA FACILITIES LICENSING ACT (MMFLA)**

David Jirousek reminded the commission that a decision must be in place by December of 2017 in regard to the city's position on the future of local regulation on the marihuana industry. He noted the city has the freedom to fully prohibit or fully regulate and control it. After this introduction there was a thorough discussion with the following thoughts expressed:

- Similar to other Agricultural products
- Not acceptable for the downtown area
- The presence of odors
- Possibility of generating tax dollars

All members felt more research was needed before any decision could be made. David will supply an information framework to the city manager and he will distribute it to commission members.

The next Planning Commission meeting is Thursday, February 2<sup>nd</sup> at 4 p.m.

It was approved to adjourn the meeting at 5:35 p.m. upon motion by J. Cunningham and supported by R. Splane.