

PLANNING COMMISSION
THURSDAY, JUNE 1, 2017

Present: Betty Root, Joe Frontiera, Jim Cunningham, Jerry Spencer, Peggy Wittman and Diane LaPorte
(Absent: Rob Splane)

Also Present: City Manager Stan Rickard, David Jirousek (Williams & Works), Stacie Hegg (Hegg's Fine Furniture), Rodney Stevens (North Central Co-op) and Gale Goldberg (Dep.Clerk)

The meeting was called to order at 4 p.m. by Chairman Jerry Spencer. The agenda was approved (6-0) upon motion by B. Root and supported by J. Frontiera. The May 2017 minutes were approved (6-0) upon motion by J.Cunningham and supported by D. LaPorte.

No public comments at this time.

NORTH CENTRAL CO-OP project

The City Manager introduced the manager, Rodney Stevens, and noted that Mr. Stevens will need a site plan review later, but today is an introduction to the planned project. Mr. Stevens explained North Central Co-op has purchased the property at 13/15 S. Courtland. It presently has only one tenant left and they would soon be vacating that apartment. The existing structures will be demolished. The lot is 70 x 180 feet. The proposed new building would be a fully contained fertilizer facility and the trucks would pull in to the building and this will manage the dust. The new structure will have 14 foot cement sidewalls and can handle storage of 1,000 tons.

There was a general discussion and members felt this would be a great improvement from the present situation.

CHILD DAY CAR/ 7-12 CHILDREN

The City Manager explained that state law allows 1-6 children so that is permissible. There is interest in wanting approval for 7-12 children. This action would require a Public Hearing which will be held at the next Planning Commission in July.

SIGN ORDINANCE UPDATE

1259.03(c) Moving Lights

The City Manager presented a historic photo of the theatre downtown. There was a discussion. It was approved (6-0), upon motion by J. Cunningham and supported by B. Root, to add wording for a provision in the B1 district to allow a historic or iconic sign with moving, traveling or blinking lights.

1259.04 (i) Window Coverage

This was again discussed, members generally feeling 25% was too restrictive and 50% was too liberal, and looking for a compromise. It was approved (6-0) upon motion by B. Root and supported by D. LaPorte to allow window coverage in the B1 district up to 33% and other non residential districts up to 50%.

1259.06 Sandwich Board Signs

It was noted that presently sandwich board signs are not permitted. The proposed height, width and length were discussed. It was approved (6-0) upon motion by B. Root and supported by P. Wittman to allow sandwich boards up to 42" high, 30" wide, with a square footage of 6 feet.

1259.07 Permanent Signs

Stacie Hegg brought a handout of what the new sign, on her existing pole, would look like. She verified that the present sign is 5' high by 10' long. The new proposed size would not change; however, 3' x 7' is ECM. After a discussion it was approved (6-0), upon motion by J. Cunningham and supported by B. Root to strike the proposed pole and ground restrictions in the B1 district.

1250.08 Illumination

There was a discussion regarding externally lit and internally lit signs. It was approved (5 yes – 1 abstain (B.Root)) upon motion by J. Cunningham and supported by J. Frontiera to approve both types of lighting, external and internal.

There was an in depth discussion on ECM signs in the B1 and B2 districts with several questions and suggestions and considerations. In regard to the B1 district it was approved (5 yes – 1 no (P. Wittman)) upon motion by B. Root and supported by D. LaPorte to allow ECM signs on freestanding poles with a message change at intervals of no less than 12 hours. In regard to the B2 district it was approved (5 yes – 1 no (P. Wittman)) upon motion by B. Root and supported by J. Frontiera to allow ECM signs on freestanding poles in yards that front State Street, as well as yards that front other streets with a dusk until dawn lighting restriction.

REDEVELOPMENT READY COMMUNITY (RRC)

David Jirousek displayed each of the information stations to be used as part of the Public Open House: #1) Welcome Area – an overview of the project including a sign-in sheet and instructions; #2) Live-Work-Go – dots are to be placed on the map to indicate the participants general info.; #3) Goals – list what the city's goals should be and prioritize them; #4) Land Use and Development – use flats to show priorities; #5) Transportation Improvement – this would cover all facets of walkability, bike facilities and motor vehicles; #6) General Comments – blank page for input – this is often very informative; #7) Existing Land Use Map and Future Land Use Map. The purpose of these stations are to get people talking; record their priorities and gather new ideas.

ZONING ORDINANCE UPDATE – CHICKENS

This topic was discussed again. Several concerns were brought up for consideration. David Jirousek will do some preliminary wording and bring it to the next Planning Commission meeting for further discussion.

The meeting adjourned at 5:50 p.m. – the next meeting is July 6, 2017.