

PLANNING COMMISSION  
AND PUBLIC HEARING  
THURSDAY, JULY 6, 2017

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

Also Present: City Manager Stan Rickard, David Jirousek (Williams & Works), Police Chief Juan Salazar,  
and Gale Goldberg (Dep. Clerk). See list for additional persons present at the meeting.

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 R. Splane. The minutes of the June meeting were approved  
(6-0) upon motion by B. Root and supported by J. Frontiera.

**SIGN ORDINANCE UPDATE**

David Jirousek (Williams & Works) introduced this, referencing his memo of July 5<sup>th</sup>. He gave a  
brief overview of the changes in this draft, covering additions and revisions. The Public Hearing was  
approved open (6-0) upon motion by J. Cunningham and supported by R. Splane.

**PUBLIC HEARING**

The commission members were thanked by business representatives for all the time and effort and help  
with this matter. At this time several people attending the meeting expressed their thoughts on the  
proposed changes and ideas they hoped could be incorporated. Included were:

- Adequate and flexible signage is critical to businesses succeeding
- Sandwich boards are a vital tool for success but proposed size is too restrictive
- Trees presently in the downtown area are detrimental to businesses because they obscure  
the names of some of the businesses and signs – removing the trees and replacing with  
shrubbery was suggested
- No vote on finalizing this should be taken today – let Main Street board meet again to dis-  
cuss these changes and bring their ideas to the August Planning Commission meeting
- A decision regarding the electronic (pole) sign, approved at the June meeting, was  
referenced and the importance of this decision/approval moving forward and not  
waiting.
- Making rules too stringent makes enforcement difficult and more work for the city manager  
and the police department
- Why limit the changing ability of an electronic sign when that is what they were designed  
to do
- Utilize the Main Street Design committee to benefit both the city and the businesses
- Questions regarding temporary signs for particular promotions and the use of canopies with  
signs/advertising printed on them

At the close of this extensive, in depth discussion, it was approved (6-0) to close the Public Hearing  
upon motion by J. Cunningham and supported by B. Root. After the commissions discussion it was  
approved (5-1) (nay – R. Splane) upon motion by B. Root and supported by D. LaPorte to request the city  
council approve the entire section 1259.08 ILLUMINATION.

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### **B-1 DISTRICT AMENDMENT/"BUILD TO AREA"**

David Jourisek explained these suggested changes are only for review at this time.

### **SPECIAL LAND USE PERMIT**

This is an application for a child day care for 7-12 children. The Public Hearing was opened upon approval (6-0) with a motion by D. LaPorte and supported by B. Root.

### **PUBLIC HEARING**

Krystal Mathews explained her set up at her new home at 118 S. Peach and her request for approval of a child day care for 7-12 children. She explained she was given a copy of the Specific Use Requirements and has met these requirement. There was a request made by the commission that the parking space closest to the home, in the driveway, be used by/for parents and not by the homeowner. Krystal agreed to this request. At this time the meeting was closed.

After a short discussion the motion to grant a Special Land Use Permit for proposed child day care for 7-12 children at 118 S. Peach was approved (6-0) upon motion by D. LaPorte and supported by B. Root.

### **REDEVELOPMENT READY COMMUNITY (RRC)**

David Jourisek supplied the commission with a worksheet covering the city's Master Plan update covering goals and strategies along with a draft of the Public Participation Guide. These will be discussed at the August meeting and responses on the worksheets should be back to city hall by July 20<sup>th</sup>.

### **ZONING ORDINANCE UPDATE – CHICKENS**

A letter from a homeowner, Dave Martinez, was shared with the commission members expressing his request that the city change its ordinances so that chickens can be allowed. Police Chief Salazer noted that they are presently considered a "farm" animal. Several questions were presented including set backs, odor nuisance and what types of regulations and enforcement issues. Before discussing regulations it was felt there needed to be a vote to decide whether or not to proceed. Should chickens be allowed in the city? The vote was 4 yes and 2 no (J.Frontiera – yes; D. LaPorte – yes; B. Root – no; J. Cunningham – no; R. Splane – yes; J. Spencer – yes). The commission members proceeded to other items to be considered:

- In what zoning districts
- Appropriate minimum lot size
- Minimum open area for chickens
- Setback from property lines to area of enclosure
- Location of enclosures on property
- Number of chickens allowed
- Permit required? Who approves permit?

David Jirousek will work on a rough draft for ordinance wording and regulations per the commissions input.

The meeting was adjourned at 6:15 p.m. upon motion by J. Cunningham and supported by B. Root.

