

PLANNING COMMISSION  
AND  
PUBLIC HEARING  
THURSDAY, APRIL 5, 2018

Members Present: Jim Cunningham, Joe Frontiera, Diane LaPorte, Betty Root, Peggy Wittman and Rob Splane (4:10 p.m.). (Members absent: Al Martin)

Also Present: City Manager Stan Rickard, Mayor Ron LaPorte, David Jirousek (Williams & Works), Julie Kreilick (Main Street), Dave Smith, Lisbeth Smith, Kim Scofield, Jason La Fever, David Spitler, Denny Powers, Amber Velat and Russell Velat.

The meeting was called to order by Vice Chairman B. Root at 4 p.m. The agenda was approved (5-0) as presented upon motion by D. LaPorte and supported by J. Frontiera. The minutes of the April 1, 2018 meeting were approved (5-0) as presented upon motion by J. Cunningham and supported by D. LaPorte.

There were no public comments at this time.

**830 Griswold Zoning Amendment Request**

David Jirousek gave an introduction of Dave Smith's request to change a Residential Zone A piece of property to Limited Commercial C-2. This piece generally meets the standard for C-2 requirements.

**PUBLIC HEARING**

Dave Smith gave a quick overview of his request. Then there were several public comments from David Spitler, Kim Scofield and Amber Velat, all of whom own homes on Griswold. After the homeowner's spoke, members of the commission had some questions of Mr. Smith. After all the information was collected, David Jirousek cautioned the commission against making any decision at this time due to the fact the property split has not been completed. Mr. Velat mentioned they were interested in purchasing the pole barn and keep it zoned Residential. It was agreed by the commission not to make any formal decisions on Mr. Smith's request at this time. It was approved (6-0) to table this zoning request upon motion by D. LaPorte and supported by J. Cunningham.

**SIGN ORDINANCE AMENDMENTS**

David Jirousek noted that two comments had been received, one from Jason La Fever and one from Patrice Martin.

Mr. La Fever's request was to strike the sign number limit for temporary signs, mostly in regard to signs during elections. There was some agreement with Mr. La Fever's request with some emphasis to follow "best practices". There was a thorough discussion covering the number of signs to allow, time frame they can be displayed, amount of set back and consideration for the aesthetics of the neighborhoods. In regard to the time frame they can be displayed, Denny Powers noted that he remembered this was addressed years ago and already had set a time frame of 30 days before an election and 3 days after. It was approved (5-1) upon motion by J. Frontiera and supported by D. LaPorte to have a time frame for displaying yard signs 30 days prior to an election and 3 days after the

election – shall not list a specific number of temporary yard signs on a parcel – and signs shall not exceed 32 sq. feet per sign – and setback shall be 10 feet.

Partice Martin’s comments were centered around electronic changeable message (ECM) signs. She referenced the public input to the city’s Master Plan, the city’s Parks & Recreation plan and the recent Main Street Refresh process. The commission discussed the points in her letter and commissioner R. Splane agreed completely and he felt ECM signs are in opposition to the Master Plan. Denny Powers noted there are more than 7 empty buildings down town and the city should do everything possible to keep the businesses we have and attract new businesses and it is discouraging to limit signs. He felt our businesses are our tax base and restricting the use of ECM signs is wrong and the city will soon have no businesses – we need to move forward – businesses will pay taxes and hire employees. There was a discussion among the commission members with many differing thoughts. There was a motion by R. Splane and supported by P. Wittman to strike allowing ECM’s in the B-2 district. A discussion clarified the overlay district would remain as it is now. The vote was as follows:

D. LaPorte	-	No
J. Frontiera	-	No
B. Root	-	Yes
J. Cunningham	-	Abstain
P. Wittman	-	Yes
R. Splane	-	Yes

The motion did not pass because the commission has 7 members and it takes 4 votes to pass. There was further discussion, and R. Splane would like the commission to address historically accurate signs. He felt removing the words “theatre and playhouse” would allow individuals some latitude for signs. After another discussion it was approved (6-0) upon motion by R. Splane and supported by J. Cunningham that under 1259.03 (c) the words “theatre and playhouse” should be removed. There was another motion by J. Cunningham and supported by R. Splane to forward the amended zoning ordinance updates to city council for approval, and this motion was approved (6-0).

#### **REDEVELOPMENT READY COMMUNITY**

The city manager gave a quick overview of Resolution 18-22 (RRC Certification) and noted it is ready to be submitted for final approval. Also, the 6-year Capital Improvements program was discussed. He recommended commission members look it over and bring any concerns or suggestions to the May meeting.

The meeting adjourned at 5:45 p.m. upon motion by J. Cunningham and supported by R. Splane and approved (6-0).