

PLANNING BOARD

MINUTES

December 20, 2011

4:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Don Breitweiser, Vice Chairman
Mike Lehman, Member
Ron Holehouse, Member

NOT PRESENT:

Ward Friszolowski, Chairman
Will Jacoby, Member

ALSO PRESENT:

Catherine Hartley, Senior Planner
Susan Churuti, City Attorney
Pamala Prell, Deputy City Clerk

1. Approval of Minutes of September 22, 2011 and October 26, 2011

Member Lehman stated that he would like the minutes to contain more detail regarding the discussion that occurred during the meetings.

Member Leman made a motion to approve the minutes of September 22, 2011 and October 26, 2011, as written. The motion was seconded by Member Holehouse and approved by a unanimous roll call vote.

2. Action Items – Public Hearings

Attorney Susan Churuti explained the difference in legislative action and quasi-judicial action. Attorney Churuti also explained that today's cases would need approval by a majority of the members present today, which is three. She advised that the applicant should be given the option of continuing these cases so that a full board can be present for consideration of their application.

a. Ordinance No. 2011-37, Change of Future Land Use designation of 701 Gulf Way from Residential Office Retail (ROR) to Community Redevelopment District – Eighth Avenue (CRD-EA) (Legislative).

Due to the fact that there were only three members present, Attorney Deborah Martohue, 2429 Central Avenue, representing the applicant, requested that this case be continued until the January 17, 2012 meeting.

Member Holehouse made a motion to continue Ordinance No. 2011-37 until January 17, 2012 at 4:00 p.m. The motion was seconded by Member Lehman and approved by a unanimous roll call vote.

b. Ordinance No. 2011-38, Change of Zoning designation for 701 Gulf Way from ROR to CRD-EA (Quasi-Judicial)

Due to the fact that there were only three members present, Attorney Deborah Martohue, 2429 Central Avenue, representing the applicant, requested that this case be continued until the January 17, 2012 meeting.

Member Holehouse made a motion to continue Ordinance 2011-38 until January 17, 2012 at 4:00 p.m. The motion was seconded by Member Lehman and approved by a unanimous roll call vote.

c. Ordinance No. 2011-39, Amending the 8th Avenue Special Area Plan to add 701 Gulf Way to the map, add single family residential as a permitted use, and amend the allowable temporary lodging density from 30 to 50 units per acre. (Legislative)

Due to the fact that Cases No. 2011-37 and 2011-38 have been continued to January 17, 2012 meeting, Senior Planner Hartley recommended tabling this item until the January 17, 2012 meeting.

Member Holehouse made a motion to table Ordinance No. 2011-39 a future Planning Board meeting. The motion was seconded by Member Lehman and approved by a unanimous roll call vote.

d. Ordinance No. 2011-40, Amending the text of the Future Land Use Plan Element and the text of the Future Land Use Map Element in the Comprehensive Plan to increase the permitted temporary lodging density from 30 to 50 units per acre in the Community Redevelopment Area – Eighth Avenue Future Land Use designation. (Legislative)

Due to the fact that Cases No. 2011-37 and 2011-38 have been continued to January 17, 2012 meeting, Senior Planner Hartley recommended tabling this item until the January 17, 2012 meeting.

Member Holehouse made a motion to table Ordinance No. 2011-40 until a future Planning Board meeting. The motion was seconded by Member Lehman and approved by a unanimous roll call vote.

e. Ordinance No. 2011-42, Amending Division 26 of the Land Development Code to establish sign regulations for the TC-2, DCR, UPV, BHC, BR, AC, CC-1, and CC-2 zoning districts. (Legislative)

Senior Planner Catherine Hartley explained the changes that were made to the sign ordinance and stated that each zoning district has different sign regulations.

There was a general discussion regarding the brightness of LED signs. Ms. Hartley stated that she would explore options for regulating these types of signs. Ms. Hartley pointed out that in order to regulate the brightness of these signs the City would have to purchase special equipment to measure the brightness at a cost of approximately \$500 per device. Ms. Hartley suggested that during next year's budget process a request for funding could be made, if the board desires to regulate the brightness of signs.

Member Lehman asked if Ms. Hartley could provide them a report regarding the code enforcement issues involving signs.

Ms. Hartley agreed to provide the board with a quarterly report regarding code enforcement issues and also the Board of Adjustment agendas and minutes.

Senior Planner Hartley explained that after the sign code was amended to eliminate pole signs and replace them with monument signs the Board of Adjustment has had several cases where applicants are requesting variances to the sign code.

The board held a general discussion regarding freedom of expression signs.

City Attorney Churuti explained that the board can regulate the number of signs allowed, the size of the signs and the placement of signs but not the content because it is protected by the First Amendment.

During the discussion regarding theater signs, Ms. Hartley stated that she would develop a definition of a theater sign so that it is clear in the code.

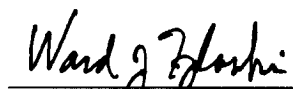
Member Holehouse made a motion to approve Ordinance 2011-42, providing for an annual review. The motion was seconded by Member Lehman and approved by a unanimous roll call vote.

3. Adjournment

Being no further business to come before the board, the meeting was adjourned at 5:00 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Ward Friszolowski, Chairman

Minutes approved on: 1-17-12