

**PLANNING COMMISSION  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, October 4, 2012, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:           Chairperson Gary Levine  
                                  Commissioner Randy Bauer  
                                  Commissioner Ralph Brauer  
                                  Commissioner Joseph Field  
                                  Commissioner Gary Van Scoy

Members Absent:           Commissioner Jessica Perez  
                                  Commissioner Robert Schiller

Also Present:               Development Services Manager Timothy Gladhill  
                                  Assistant Planner/Environmental Coordinator Chris Anderson  
                                  Planning Consultant Tina Goodroad

**1.     CALL TO ORDER**

Chairperson Levine called the regular meeting to order at 7:03 p.m.

**2.     CITIZEN INPUT**

None.

**3.     APPROVAL OF AGENDA**

Motion by Commissioner Brauer, seconded by Commissioner Van Scoy, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Brauer, Van Scoy, Bauer, and Field. Voting No: None. Absent: Commissioner Perez and Schiller.

**4.     APPROVE PLANNING COMMISSION MINUTES**

**4.01: Approve the Following Planning Commission Minutes:**

**4.01.1: Planning Commission Meeting Minutes Dated September 6, 2012**

Motion by Commissioner Brauer, seconded by Commissioner Van Scoy, to approve the following minutes as presented: Planning Commission Meeting Minutes dated September 6, 2012.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Brauer, Van Scoy, Bauer, and Field. Voting No: None. Absent: Commissioner Perez and Schiller.

## **5. NOTE CITY COUNCIL MINUTES**

### **5.01: Note the Following City Council Meeting Minutes:**

**5.01.1: City Council Meeting Minutes Dated July 10, 2012**

**5.01.2: City Council Meeting Minutes Dated July 24, 2012**

Informational; no action required.

## **6. PUBLIC HEARINGS/COMMISSION BUSINESS**

### **6.01: Public Hearing: Request for a Conditional Use Permit for Motor Vehicle, Implement, and Recreation Equipment Sales and Service at 7815 Riverdale Drive NW: Case of DSB Ventures, LLC**

#### **Public Hearing**

Chairperson Levine called the public hearing to order at 7:05 p.m.

#### **Presentation**

Senior Planner Gladhill presented the staff report. He indicated the City has received a conditional use permit (CUP) application from DSB Ventures, LLC, to allow motor vehicle, implement, and recreation equipment sales and service for Lake Region RV's, Inc. at 7815 Riverdale Drive NW. The subject property consists of two (2) separate parcels totaling 2.65 acres and the building is currently occupied by Canvas Craft. The site has not been used for motor vehicle sales and service. He explained the City has spoken with the applicant about the closure of Alpaca Street. Staff recommends approval of the CUP request.

#### **Citizen Input**

Motion by Commissioner Bauer, seconded by Commissioner Field, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Field, Brauer, and Van Scoy. Voting No: None. Absent: Commissioner Perez and Schiller.

Chairperson Levine closed the public hearing closed at 7:09 p.m.

## **Commission Business**

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to recommend that City Council adopt a Resolution approving Findings of Fact relating to the request for a Conditional Use Permit.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Van Scoy, Brauer, Field, and. Voting No: None. Absent: Commissioner Perez and Schiller.

Motion by Commissioner Brauer, seconded by Commissioner Van Scoy, to recommend that City Council approve the request for a Conditional Use Permit for Motor Vehicle, Implement, and Recreation Equipment Sales and Service at the Subject Property, contingent upon compliance with the Staff Review Letter dated September 28, 2012.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Brauer, Van Scoy, Bauer, and Field. Voting No: None. Absent: Commissioner Perez and Schiller.

### **6.02: Public Hearing: Request for Site Plan and Conditional Use Permit Approval for Motor Fuel Sales and Car Wash for a Super America Located in the COR TWO Subdivision; Case of West Real Estate and Management Inc.**

## **Public Hearing**

Chairperson Levine called the public hearing to order at 7:11 p.m.

## **Presentation**

Associate Planner/Environmental Coordinator Anderson presented the staff report. He explained the City has received application for site plan approval and a conditional use permit for a proposed retail convenience store with motor fuel sales and an accessory commercial car wash. The property is zoned COR-2b in which retail uses are permitted and motor fuel sales and accessory car washes are conditional uses. The site is approximately 1.25 acres in size and is located at the southwest corner of Sunwood Drive. The proposal includes four motor fuel islands with a total of eight individual fuel dispensers. Associate Planner/Environmental Coordinator Anderson entered revised site plan drawings and narrative into record.

Associate Planner/Environmental Coordinator Anderson commented that Staff has requested the applicant enhance the exterior street facing elevations of the proposed building to create a greater street presence. Another concern for the site was the maneuverability of gas trucks on the site. He explained that revised plans were submitted by the applicant to City Staff. These plans were discussed with the Commission in detail. He noted the applicant has requested operation of the site be 24 hours. Staff recommended approval of both the conditional use permit and the site plan, based on the new plans.

## **Citizen Input**

Jim Winkles, Amcon Construction Company, thanked Staff for working with him on the project. He was excited about the new development in this area and looked forward to completing this project in the City of Ramsey.

Chairperson Levine asked if the Fire Chief had signed off on this project.

Associate Planner/Environmental Coordinator Anderson commented that the Fire Marshal had reviewed the plans submitted and had expressed no concerns at this time.

Commissioner Bauer questioned if the placement of the underground tanks were a concern.

Associate Planner/Environmental Coordinator Anderson stated the Engineer Division did not note any concerns with the tank placement as part of their review.

Chairperson Levine was pleased with the architectural enhancements proposed for the building.

Commissioner Van Scoy agreed stating the renderings were very well done. He then requested further clarification on the location of Lots 3, 4 and 5.

Associate Planner/Environmental Coordinator Anderson explained the applicant would not need shared parking and would be located on Lot 5. He noted Lots 3 and 4 would have shared parking provisions.

Motion by Commissioner Van Scoy, seconded by Commissioner Brauer, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Van Scoy, Brauer, Bauer, and Field. Voting No: None. Absent: Commissioner Perez and Schiller.

Chairperson Levine closed the public hearing closed at 7:29 p.m.

### **Commission Business**

Motion by Commissioner Bauer, seconded by Commissioner Field, to recommend that City Council adopt a Resolution approving Findings of Fact relating to the request for a Conditional Use Permit.

### **Further discussion**

Chairperson Levine requested further information from staff on the location of this site in the COR.

Development Services Manager Gladhill reviewed this site location with the Commission.

Commissioner Brauer recalled that Coborn's requested a car wash near this location in the past. He questioned why the City was now recommending approval of a car wash at this location.

Development Services Manager Gladhill commented the original COR master plan was more restrictive. However, as this plan progressed and was revised, auto oriented uses were allowed.

Commissioner Brauer asked if the proposed fence and shrubbery constituted street orientation.

Associate Planner/Environmental Coordinator Anderson explained a portion of the proposed building does fall within the build to line, along with the fencing and shrubbery. This was permitted to meet the 40% threshold within the build to line. He understood that decorative fencing did not replace the build to line.

Development Services Manager Gladhill commented that the changes to Sunwood Drive changed this area greatly. He explained he had reservations at first with this proposed site plan; however, the revised plans met City requirements.

Commissioner Brauer commended the developer for working with Staff to meet the City's requirements. He suggested the Commission review the percentage of building to fence ratio in the future.

Development Services Manager Gladhill stated Staff would be making adjustments to the design framework guidelines with each plan that came through the City for approval. He recommended the Commission review these details further over the coming winter months.

Commissioner Van Scoy asked if the framework was consistent with each sub-district within the COR.

Development Services Manager Gladhill explained the framework did vary within each sub-district and depending on the adjacent roadways. There is now a hierarchy of streets within the COR and that has a bearing on the percentage.

### **Friendly Amendment**

Commissioner Brauer offered a friendly amendment to the Findings of Fact that the recommendation for findings favorable to the applicant is in part due to the uniqueness of the lot and design constraints. In addition, Commissioner Brauer stated that the Findings of Fact should also note that due to recent zoning changes (date specific), they are recommending approval of the car wash, to avoid any conflict with Coborn's past request for a conditional use permit for an accessory car wash that he recalled as being denied.

Commissioner Bauer and Field accepted the friendly amendment.

Amended Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Field, Brauer, and Van Scoy. Voting No: None. Absent: Commissioner Perez and Schiller.

Motion by Commissioner Bauer, seconded by Commissioner Field, to recommend that City Council adopt findings of fact favorable to the applicant and to approve the request for a Conditional Use Permit for motor fuel sales and an accessory car wash, allowing for 24 hour operation, contingent upon compliance with the Staff Review Letter dated September 28, 2012.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Field, Brauer, and Van Scoy. Voting No: None. Absent: Commissioner Perez and Schiller.

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to recommend that City Council approve the proposed site plan, contingent upon compliance with the Staff Review Letter dated September 28, 2012.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Van Scoy, Brauer, and Field. Voting No: None. Absent: Commissioner Perez and Schiller.

**6.03: Public Hearing: Request for Sketch Plan Review of NORTHGATE ADDITION (minor Plat) and Request for Site Plan Review and Conditional Use Permit for Northgate Performing Arts Center at the North East Intersection of Sunwood Drive and Peridot Street; Case of PSD, LLC and Northgate Church**

**Public Hearing**

Chairperson Levine called the public hearing to order at 7:45 p.m.

**Presentation**

Planning Consultant Goodroad presented the Staff report. She explained Northgate Church is proposing construction of a performing arts center that will include 504 auditorium seats, two classrooms, along with a nursery and lobby areas on the property for the parcel located on the northeast corner of Sunwood Drive and Peridot Street NW. Northgate Church is requesting Sketch Plan Review of NORTHGATE ADDITION (Minor Plat) along with site plan review and a conditional use permit for the proposed Northgate Performing Arts Center. In order to accommodate the request, the parcel must be platted as part of the request for NORTHGATE ADDITION.

Planning Consultant Goodroad explained the subject property is zoned Mixed Use and is located within the COR3 sub-district. Institutional uses are allowed as a conditional use. The proposed structure is 15,242 square feet in size with a future expansion area identified on the site plan immediately north of the proposed structure of approximately 13,000 square feet. Staff reviewed the proposed site plan in detail with the Commission. She discussed a proposed street presence to meet the 60% standard along Sunwood Drive.

Planning Consultant Goodroad discussed the parking issues with this site noting shared parking would be needed on Sunday mornings and Wednesday nights. City requirements call for a total

of 101 parking stalls and the applicant is proposing 43 stalls. In addition, 40 proof of parking stalls (on-site) and 25 on street parking stalls were available to fulfill the parking requirements. She noted it was the intent in the COR that sites minimize surface parking and create strategies for shared parking between adjacent users particularly when taking advantage of peak and off peak parking cycles. Staff is generally supportive of the use of on-street parking for the proposed use, as no parking structures were planned in this area.

Planning Consultant Goodroad discussed the parking situation in further detail stating the City could require proof of parking to be installed with Phase I due to lack of legally recordable shared parking agreements to meet City requirements of the COR Design Framework. However, another option would be for the City to accept the proof of parking plan with a condition that at such time that parking demand is beyond what is provided on-site and the 25 accepted on-street parking stalls, and extending into additional on-street parking areas beyond 300' radius of the site, such proof of parking shall be installed at the applicants expense. Staff recommended that Phase 2 construction not move forward without recordable cross-parking agreements in place.

Planning Consultant Goodroad reviewed the proposed building elevations with the Commission. She noted the building was a nice blend of brick, windows, metal and pre-cast material. The proposed materials met City requirements. Staff recommended approval of the site plan and conditional use permit. Planning Consultant Goodroad entered revised architectural drawings into record.

### **Citizen Input**

Wayne Skaff, Pastor of Northgate Church, 15407 Krypton Street, explained that Northgate Church began meeting in 2010 at the PACT School. He commented the church was determined to build a 21<sup>st</sup> century building in the COR of Ramsey. He discussed the need for the church to share parking space with its adjacent neighbors and then reviewed the amenities within the proposed building. He hoped the performing arts center would be utilized by the entire community for meetings, concerts and training. Mr. Skaff anticipated that Phase 2 would begin in a short time and requested the proof of parking not be required at this time.

Commissioner Field inquired the intention of the church at this time with the proof of parking.

Mr. Skaff stated it would be his intent to leave the Phase 2 site vacant at this time and not create the additional parking north of the building. He noted he had verbal parking agreements with PACT and was pursuing an agreement with Allina. He explained he had approximately 300 parking stalls within a very short walk of the proposed building.

Commissioner Van Scoy requested the verbal agreements become written.

Mr. Skaff explained the Board of Directors at PACT passed a motion and signed an agreement approving cross parking. This would make 104 parking stalls available to Northgate. He noted he had verbal agreements with NAU and Allina at this time. Both were willing to draft written

agreements after the proposed plans were approved. Mr. Skaff understood that if the site had inadequate parking, Northgate would be responsible for adding the proof of parking.

Development Services Manager Gladhill stated he received a copy of the agreement from PACT. The document was not in recordable form at this time and Staff would work with Northgate to resolve this issue.

Commissioner Van Scoy commented if even more parking spaces would be necessary after the completion of Phase 2.

Mr. Skaff explained the Phase 2 would be used for education space that would be shared jointly with PACT. He noted the space would be used on Sundays for education but did not anticipate an increase in the parking needs.

Planning Consultant Goodroad commented the proposed use for Phase 2 was less intense; however, the City cannot make a determination on the parking needs for that space at this time. She indicated the performing arts space had a much higher parking need.

Commissioner Van Scoy was pleased with the proposed use. He asked if religious uses had different parking standards and how these parking standards would be addressed when Phase 2 was started.

Development Services Manager Gladhill commented a parking analysis would have to be completed once Phase 2 was brought to the City. He commented Staff would make a consideration for this use based on the fact there were offsetting uses with varying hours of operation, which would assist in meeting the parking requirements.

Commissioner Brauer commended Northgate on creating a fine arts building that would be available to the residents in the City of Ramsey. He questioned if the site would have any restrictions on events allowed within the performing arts center.

Mr. Skaff indicated the site would only allow family friendly events.

Commissioner Bauer asked how the site would accommodate funerals during the weekdays.

Mr. Skaff stated in the last two and a half years, the church has had one funeral. He commented the funeral could be held in the evening hours if necessary or during the day, for a smaller family event.

Motion by Commissioner Brauer, seconded by Commissioner Field, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Brauer, Field, Bauer, and Van Scoy. Voting No: None. Absent: Commissioner Perez and Schiller.

Chairperson Levine closed the public hearing closed at 8:20 p.m.

### **Commission Business**

Motion by Commissioner Van Scoy, seconded by Commissioner Field, to recommend that City Council adopt a Resolution approving Findings of Fact relating to the request from Northgate Church.

### **Further discussion**

Commissioner Brauer requested an amendment to the Findings of Fact stating the performing arts center would only be used for family friendly events.

Development Services Manager Gladhill suggested the Commission use caution on this amendment as there were Ordinances in place to address certain uses.

Commissioner Brauer withdrew his friendly amendment.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Van Scoy, Field, Bauer, and Brauer. Voting No: None. Absent: Commissioner Perez and Schiller.

Motion by Commissioner Field, seconded by Commissioner Van Scoy, to recommend that City Council approve the Conditional Use Permit contingent upon compliance with the City Staff Review Letter dated September 20, 2012.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Field, Van Scoy, Bauer, and Brauer. Voting No: None. Absent: Commissioner Perez and Schiller.

Motion by Commissioner Van Scoy, seconded by Commissioner Bauer, to recommend that City Council approve the Site Plan contingent upon compliance with the City Staff Review Letter dated September 20, 2012.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Van Scoy, Bauer, Brauer, and Field. Voting No: None. Absent: Commissioner Perez and Schiller.

Development Services Manager Gladhill requested a recess at this time to allow Staff time to reset exhibits for the upcoming Staff reports.

Chairperson Levine recessed the meeting at 8:25 p.m.

Chairperson Levine reconvened the meeting at 8:36 p.m.

### **6.04: Public Hearing: Consider Ordinance to Amend City Code Section 117-118 (The COR) Approving Amendment to the COR Design Framework Related to Off-Street Parking, Signs, Parks and Trails, and Sub-District Boundaries**

## **Public Hearing**

Chairperson Levine called the public hearing to order at 8:36 p.m.

## **Presentation**

Senior Planner presented the staff report. He requested the Commission consider an Ordinance to amend City Code Section 117-118 (The COR) approving an amendment to the COR Design Framework related to off-street parking, signs, parks and trails, and sub-district boundaries. Staff reviewed the proposed revisions in detail with the Commission and recommended approval of the proposed Ordinance, which includes the revised Design Framework and Master Sign Plan.

## **Citizen Input**

Commissioner Bauer asked if shared parking was addressed in this framework.

Development Services Manager Gladhill commented this was a fundamental guideline throughout the entire COR.

Motion by Commissioner Bauer, seconded by Commissioner Field, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Field, Brauer, and Van Scoy. Voting No: None. Absent: Commissioner Perez and Schiller.

Chairperson Levine closed the public hearing closed at 8:50 p.m.

## **Commission Business**

Commissioner Bauer questioned if the proposed tenant signs would be able to be shared between more than three users.

Development Services Gladhill commented the retail gateway signs were proposed to have three tenants; however, the three signs could be split in half and allow for signage for up to six businesses.

Commissioner Brauer asked if the signs should be overbuilt to assure there was enough signage for future businesses.

Development Services Manager Gladhill discussed the proposed signage in further detail with the Commission noting Staff was proposing 150 square feet for tenant signs, along with wall signs.

Commissioner Field inquired if the retail gateway signs would be split up by lots or tenants.

Development Services Manager Gladhill explained the framework would allow for community gateway signs to be 150 square feet per lot. This would be broken down to 50 square feet per user or tenant.

Commissioner Brauer commented he was in favor of the kiosks.

Commissioner Van Scoy asked if the COR would have enough parking if several intense uses move into the area.

Development Services Manager Gladhill indicated a parking study was completed which explored some of these concerns. He noted the restaurants would have more surface parking than retail. He stated the area should have sufficient parking based on the requirements within the framework.

Commissioner Field was pleased with the restaurant parking recommendations.

Commissioner Brauer suggested the signage square footage for the retail gateway signs be increased from 150 square feet to 200 square feet. He commented this would allow for greater flexibility in the future.

Development Services Manager Gladhill indicated this could be done, but the general aesthetics should be considered. He stated future tenants could also pursue a larger sign size through the CUP process.

Commissioner Field questioned how many kiosk signs would be located in the COR. He suggested the scale of these signs be reduced to lower the expense of the proposed kiosk signs.

Development Services Manager Gladhill noted there were three kiosk signs proposed for the COR. He then reviewed the proposed location of these signs. He explained the stone used would be a precast material to reduce expenses. He indicated the monument signs would be high quality, consistent throughout the development and would assist pedestrian traffic traveling through the COR.

Chairperson Levine indicated the proposed location of the kiosk signs would serve future pedestrian traffic well.

Commissioner Van Scoy inquired if the Central Anoka County Regional Trail would be rerouted to run through the COR. He asked Staff for a visual of the trail location. He then asked if the sub-district boundaries would be redone.

Development Services Manager Gladhill explained the trail was previous discussed by the Council and a revised map was included in the framework draft. He noted the Mississippi skyway would tie into the proposed ramp and would be explored further with the Metropolitan Council. He then reviewed the area of change within the sub-district boundaries with the Commission and discussed a more detailed map of the COR. He noted the preferred alignment

of the regional trail was designated on the map to assist the City in gaining future dollars to assist with the realignment.

Commissioner Van Scoy questioned where the trail would cross Highway 10.

Development Services Manager Gladhill described the location with the Commission stating this would be a key connection.

Motion by Commissioner Bauer, seconded by Commissioner Field, to recommend that City Council adopt the proposed ordinance amending City Code Section 117-118, which includes the revised Design Framework and Master Sign Plan, redefining the sub-district boundaries between 2A and 2B, along with revising the restaurant seating requirements.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Field, Brauer, and Van Scoy. Voting No: None. Absent: Commissioner Perez and Schiller.

**6.05: Public Hearing: Consider Ordinance to Amend City Code Chapter 117, Article II, Division 8 (Signs) Related to Temporary, Construction, Real Estate, and Off-Premise Signs**

**Public Hearing**

Chairperson Levine called the public hearing to order at 9:25 p.m.

**Presentation**

Development Services Manager Gladhill presented the staff report. He requested the Commission consider an Ordinance amendment related to temporary, construction, real estate and off-premise signs. The last major revision to the City's Sign Code was completed in 2008. This revision was completed in response to a Minnesota Supreme Court ruling regarding a local Minnesota city's ordinance and content-based regulation. Since that time, the City has processed two (2) minor adjustments to the Sign Code.

Development Services Manager Gladhill reviewed the proposed recommendations noting it was Staff's intention to provide a more flexible set of standards that better matches the community's goals and objectives. He further discussed the proposed revisions to the sign code with the Commission and recommended approval of the ordinance amendment.

**Citizen Input**

Motion by Commissioner Van Scoy, seconded by Commissioner Bauer, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Van Scoy, Bauer, Brauer, and Field. Voting No: None. Absent: Commissioner Perez and Schiller.

Chairperson Levine closed the public hearing closed at 9:30 p.m.

### **Commission Business**

Commissioner Brauer appreciated Staff's concern in addressing the changing technology and how this would affect signage.

Commissioner Van Scoy requested further information on construction signs.

Development Services Manager Gladhill explained that construction signs were those signs posted at a construction site for safety purposes, along with announcing what would be locating at the site. He indicated these signs were tied to a building permit and would be removed after construction was complete.

Associate Planner/Environmental Coordinator Anderson commented that construction signs were temporary in nature.

Motion by Commissioner Brauer, seconded by Commissioner Van Scoy, to recommend that City Council adopt the ordinance amending City Code Chapter 117, Article II, Division 8 (Signs).

### **Further discussion**

Commissioner Field asked if the Commission should consider real estate signs further prior to approving this motion.

Development Services Manager Gladhill stated as the ordinance was drafted the City would not be restricting real estate signs. The code would remain flexible on this issue. He stated real estate signs were seen as temporary as well.

Commissioner Field questioned if the City has had concerns with real estate signs in the past.

Development Services Manager Gladhill did not recall any issues with real estate signs.

Commissioner Field recommended a size limitation be placed on real estate signs, as there were limits on other types of signs in the City.

Development Services Manager Gladhill commented the Commission would need to address both ground signs and wall signs, if this were to proceed. He recommended real estate signs not exceed 32 square feet for residential and 64 square feet for commercial or 15% of a wall surface.

Commissioner Brauer suggested the Commission consider this further to assure that real estate signs did not become a concern in the future.

Commissioner Field did not want real estate signs to become a nuisance for neighbors. He indicated he did not have enough information to make a recommendation on this issue this evening. He was in favor of creating different standards based on zoning districts.

Commissioner Van Scoy asked if the ordinance before the Commission this evening was the entire sign code.

Development Services Manager Gladhill commented the amended subsections were before the Commission this evening and not the entire sign code.

Commissioner Van Scoy inquired if real estate signs would require a sign permit.

Development Services Manager Gladhill explained that real estate signs would not require a sign permit.

Commissioner Van Scoy did not see the need to regulate real estate signs further as it was self-regulated and not currently an issue.

Commissioner Brauer withdrew his previous motion and requested language from Commissioner Field on the real estate signs be added into a new motion.

Commissioner Field suggested residential real estate signs be no more than 32 square feet and commercial/industrial real estate signs be no more than 64 square feet for ground signs and 15% for wall signs.

Motion amended by Commissioner Brauer, seconded by Commissioner Field, to recommend that City Council adopt the ordinance amending City Code Chapter 117, Article II, Division 8 (Signs), allowing for residential real estate signs to be no more than 32 square feet, and that commercial/industrial real estate signs be no more than 64 square feet for ground signs or 15% of a wall surface.

### **Further discussion**

Commissioner Van Scoy did not feel it was necessary to further regulate real estate signs.

Commissioner Field was in favor of temporary dynamic display signs being over 35%.

Motion Carried. Voting Yes: Commissioners Brauer, Field, and Bauer. Voting No: Chairperson Levine and Commissioner Van Scoy. Absent: Commissioner Perez and Schiller.

### **6.06: Public Hearing (Continued): Consider Zoning Ordinance to Amend Chapter 117, Article II, Division 4, Subdivision II, IV and V by Consolidating into One Subdivision (Shorelands)**

### **Public Hearing**

Chairperson Levine called the public hearing to order at 9:58 p.m.

### **Presentation**

Associate Planner/Environmental Coordinator Anderson presented the staff report. He noted this item addressed Shoreland districts in the City and was continued from last month's meeting. He indicated the City was waiting for responses from outside agencies. He recommended the Commission continue the public hearing to allow for this to be further refined.

### **Citizen Input**

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Van Scoy, Brauer, and Field. Voting No: None. Absent: Commissioner Perez and Schiller.

Chairperson Levine closed the public hearing closed at 10:02 p.m.

### **Commission Business**

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to continue this item to a future meeting.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Van Scoy, Brauer, and Field. Voting No: None. Absent: Commissioner Perez and Schiller.

### **6.07: Staff Update**

The Staff Update was noted.

### **6.08: Zoning Bulletins**

Zoning Bulletins were noted.

## **7. COMMISSION / STAFF INPUT**

None.

## **8. ADJOURNMENT**

Motion by Commissioner Field, seconded by Commissioner Brauer, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Field, Brauer, Bauer, and Van Scoy. Voting No: None. Absent: Commissioner Perez and Schiller.

The regular meeting of the Planning Commission adjourned at 10:04 p.m.

Respectfully submitted,

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Tim Gladhill  
Development Services Manager

ATTEST:

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JoAnn Shaw  
Planning Division Secretary

Drafted by Heidi Guenther  
*TimeSaver Off Site Secretarial, Inc.*