
Members Present:

Ryan Jaromin
Mark Darrall
Nanci Perry
Jerry Hoffman

Members Absent:

Jason Gasaway
Dan Flanagan
Tom Chiudioni

Others Present:

Matt Ray
Erin Hurley
Maura Hoff, Defur
Rich Lee
Brian McNearny, Context
Amber Greene

The meeting was called to order at 5:04 pm by President Ryan Jaromin who then led the Pledge of Allegiance. Members present were Ryan Jaromin, Mark Darrall, Nanci Perry, and Jerry Hoffman. Jason Gasaway, Dan Flanagan, and Tom Chiudioni were absent.

The minutes from the June 2, 2021 meeting were distributed. Nanci Perry moved to approve the minutes. Ryan Jaromin seconded the motion. All members present voted Aye.

Old Business:

There was no old business.

New Business:ARB Signage Amendments Resolution 2021-2:

Building Commission Matt Ray submitted new signage size recommendations as suggested by the subcommittee and Context. Changes include section 5-4 which list three ranges of lettering size depending on the distance of the storefront from the right-of-way. Canopy sign copy size and ribbon sign copy size are also increased. Any void space on window signs must be transparent. Pole sign information was also expanded.

Maura Hoff, Defur, added that the subcommittee wanted to address as much as possible in this update as there is no appeal process. The ARB will not review submissions. Applications will just be reviewed by the Building Commissioner for compliance with the zoning ordinance unless an item specifically requires ARB approval.

Public Hearing:

President Ryan Jaromin opened the public hearing at 5:35 pm.

Amber Greene, 5500 W. Autumn Springs Court:

Ms. Greene had questions regarding the measurement of distance from the right of way. The space she is renting for her new shop at 8919 W. Adaline sits at an angle from the street.

Brian McNearny responded that he will work on a definition of the right-of-way for the final draft to avoid allowing different sized signs for the same building.

Rich Lee, 7704 Londonderry Court:

Mr. Lee stated that he appreciates the work of the Planning Commission members. He feels that the prevailing sense of the community is an aspirational look for downtown and the comprehensive plan for the downtown development is very important. While signs may play a role in the success of a small business, the most important part of a business plan is the product and service.

Ryan Jaromin closed the public hearing at 5:58 pm.

Mark Darrall moved to make a favorable recommendation to the Town Council of the new signage guidelines for the Downtown District as submitted with the following amendments:

- Wall sign sizes for lower floor to be no larger than 24" and for upper floor be no larger than 30" if 0-25' from ROW.
- Ribbon sign copy maximum 24" if 0-25' from ROW, 36" if more than 25' from ROW.
- Measurement is from the street side ROW to the centerline of the streetside façade.
- A 10% deviation is allowed.
- Remove section 5.6.8(B) pertaining to a single row of text.

Jerry Hoffman seconded the motion. All members present voted Aye.

There was no other public comment.

The next regularly scheduled meeting will be Wednesday, August 4, 2021.

The meeting adjourned at 6:15 pm.


President


Secretary