
Members Present:	Members Absent:	Others Present:
Ryan Jaromin	Jason Gasaway	Matt Ray
Tom Chiudioni		Erin Hurley
Nanci Perry		Pete Olson
Dan Flanagan		Maura Hoff, Defur Voran
Mark Darrall		Mark Thurston, Petitioner
Jerry Hoffman		

The meeting was called to order at 5:00 pm by President Ryan Jaromin who then led the Pledge of Allegiance. Members present were Ryan Jaromin, Tom Chiudioni, Dan Flanagan, Nanci Perry, Jerry Hoffman, and Mark Darrall. Jason Gasaway was absent.

The minutes from the February 3, 2021 meeting were distributed. Mark Darrall corrected the spelling of his name in the minutes. Mark Darrall moved to approve the minutes as corrected. Dan Flanagan seconded the motion. All members present voted Aye.

Old Business:

There was no old business.

New Business:

Amend Zoning Ordinance for Downtown Overlay

Town Manager Pete Olson stated that when the standards for the Downtown Overlay District were adopted those standards included allowable signage for the downtown area. There are three district areas and types of signs are allowed in certain areas and not others. The old BP gas station has been purchased by Shell and the zoning ordinance for the downtown core district currently does not allow monument signage at the station. There are three gas stations in the core and the other two have signs that were existing when the ordinance was enacted. This amendment would allow the Shell station and other businesses in the Downtown Core to have ground/freestanding signs as well.

If the Planning Commission accepts the proposed zoning changes the ordinance will then go to the Town Council on April 19 for adoption. The specific request from Shell will still have to go to the Architectural Review Board for design approval after that.

Mark Darrall verified that the change is to allow ground/freestanding signs. There would still be no pole signs and the change would only allow monument signs.

Jerry Hoffman stated that in section 5.6.3(D) he would like the text to read: *Internal* illumination is not permitted with the exception of digital pricing signage for gas station canopies.

Mark Darrall stated that in section 5.6.5(C) he would like the text to read: Landscaping (perennial and/or evergreen) shall be required around the sign *for a planned area* equal to the square footage of two sign faces at a minimum.

Jerry Hoffman stated that he would like to change the sign face maximum in 5.6.5(D) from 20 square feet per side to 24 square feet per side and strike the words *a minimum of 30 inches high* and strike the words *unless approved*.

President Ryan Jaromin opened the Public Hearing at 5:25 pm.

There being no comments, the Public Hearing was closed.

Dan Flanagan made a motion to forward to the Town Council a favorable recommendation for the proposed zoning amendment with the changes the Planning Commission discussed. Nanci Perry seconded the motion. All members present voted Aye.

Thurston Rezoning Petition

Matt Ray presented a petition from Mark Thurston to rezone a 14 acre parcel of land along CR 600. It is currently zoned R1. The request is to rezone it to IN (Industrial).

Mr. Thurston stated that he needs storage facilities for the age 55+ community he is building in Chase Trail. This land is currently zoned R1 residential but is surrounded on all sides by commercial land and the railroad. He had originally requested zoning to LI (Limited Industrial) but the maximum lot size for LI is four acres and this plot is approximately 14 acres. He plans to building mini-storage units which is a permitted use in both districts.

Tom Chiudioni asked about the location of the entrance to the storage facility and if there would be landscaping. Mr. Thurston responded that the entrance would be off of CR 600 W and landscaping would be included in the development.

Mark Darrall expressed concern that changing from LI to IN opens it up in the future to other permitted uses. For example, if the property changed hands and the use changes. He is concerned about those other permitted uses. He stated that he feels the mini-storage buildings are an appropriate use for this area and asked attorney Maura Hoff about “conditional rezoning”.

Ms. Hoff responded that the Planning Commission has three options:

1. Deny the petition.
2. Approve rezoning to IN but make a recorded commitment to certain approved uses.
3. Approve rezoning to LI. Mr. Thurston would then need to go to the BZA for a variance.

Nanci Perry asked if the Planning Commission could look at removing the four acre limit on LI. Ms. Hoff responded that it would require another public hearing and 10-day public notice.

Dan Flanagan moved to approve the rezoning request to IN (Industrial) but restrict uses to only those allowed in LI (Limited Industrial). Mark Darrall seconded the motion.

Nanci Perry, Pete Olson, and Jerry Hoffman all spoke in favor of this solution and of the good work that Mr. Thuston does with his other projects in Yorktown.

No members of the public spoke either for or against the petition.

The vote was held by roll call:

Tom Chiudioni	Aye
Nanci Perry	Aye
Jerry Hoffman	Aye
Mark Darrall	Aye
Dan Flanagan	Aye
Ryan Jaromin	Abstained

Motion for rezoning was approved. Ms. Hoff stated she would prepare the ordinance for the Town Council and the commitments to be recorded with the property.

There was no other public comment.

The next regularly scheduled meeting will be Wednesday, May 5, 2021.

The meeting adjourned at 5:55 pm.


President


Secretary

