

PLANNING COMMISSION
Wednesday, June 2, 2021
5:00 pm
Town Council Chambers

Members Present:	Members Absent:	Others Present:
Ryan Jaromin	Jason Gasaway	Matt Ray
Tom Chiudioni	Mark Darrall	Erin Hurley
Nanci Perry		Pete Olson
Dan Flanagan		Amber Greene
Jerry Hoffman		Ryan Kramer

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, and Jerry Hoffman. Jason Gasaway and Mark Darrall were absent.

The minutes from the April 7, 2021 meeting were distributed. Dan Flanagan moved to approve the minutes. Tom Chiudioni seconded the motion. All members present voted Aye.

Old Business:

There was no old business.

New Business:

Building Commissioner Matt Ray announced that he had not received any formal applications for the board to review this month, however there are two new businesses coming to Yorktown who would like to discuss the signage size limitations in the Downtown Overlay district. They are new tenants in the Buck Creek Center located at 8919 W. Adaline Street. Additionally, a business at 9610 W. Smith Street (Balance) has already installed a sign which is not compliant. All the concerned business owners were invited to attend this meeting and give public comment.

Amber Greene stated that she has already had a sign made for her new shop (Fate). It is a circular sign that is 48 inches in diameter. She has since read the sign ordinance and discovered that the text can be no taller than 16 inches and no longer than eight feet. She brought photos of her sign and the building to distribute to the members. She will be opening her shop on July 1 and would like to have the sign installed prior to opening.

Ryan Kramer also was in attendance. He is opening a new ReMax office in the same building. He also brought photos of his proposed signage if it complies with the ordinance as well as photos of the size he would like to use on the building. His request is for the text to be 40 inches high and over 18 feet in length. As comparison in the photos "Buck Creek Center" text is 16 inches tall.

Matt Ray explained that the process to rewrite the zoning ordinance to allow for larger text will probably take at least 90 days. A public hearing would be required at a future Planning Commission meeting and then if approved by the Commission would still need to go to the Town Council for final approval.

There was discussion among the members about having a subcommittee review the sign standards and, if desired, make a recommendation to the entire Planning Commission for proposed changes. Jerry Hoffman noted that some other communities allow for larger signage depending on how far the building sits from the road.

Nanci Perry made a motion to form a subcommittee to review the sign standards in the Downtown Overlay district. Tom Chiudioni seconded the motion. All members present voted Aye.

Nanci Perry, Tom Chiudioni, and Mark Darrall will serve on the subcommittee. Ryan Jaromin will serve as alternate.

The July 19, 2021 Town Council meeting is the earliest that an ordinance change could be voted upon due to public notice requirements.

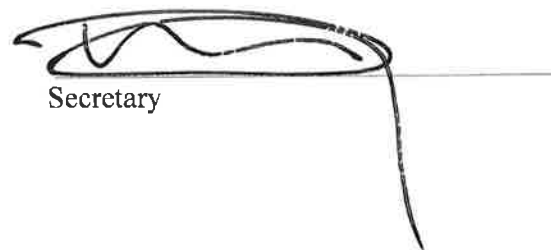
There was no other public comment.

The next regularly scheduled meeting will be Wednesday, July 7, 2021.

The meeting adjourned at 5:35 pm.



President



Secretary