

PLANNING COMMISSION
Wednesday, April 5, 2023
5:00 pm
Town Council Chambers

Members Present:

Trevor Oetting
Nanci Perry
Mark Darrall
Jerry Hoffman

Members Absent:

Jason Gasaway
Ryan Jaromin
Eric Scholer

Others Present:

Matt Ray
Maura Hoff
Rick Glaub
Marta Guinn
Bryan Smith
Chase Bruton

The meeting was called to order at 5:00 PM by Mark Darrall in Jason Gasaway's absence.

Roll call: Nanci Perry, acting as secretary.

Approval of Minutes of February 1, 2023 Planning Commission Meeting: Minutes were distributed and reviewed with no revisions or discussion. Nanci moved to approve. Trevor Oetting seconded, and all voted Aye.

Old Business: None

New Business: DAUGHERTY PRESERVE CONSTRUCTION SIGN

Matt Ray summarized the petition: Bison / Thieneman seeks to mount a vinyl banner-style sign, approximately 8 feet by 50 feet, on the side of a repurposed semi trailer, located alongside Smith Street / SR 32 to advertise the development.

Matt summarized the details of the request and various aspects of the Town's existing sign ordinances. Matt clarified that there are no provisions in any Town ordinance specific to construction signage and that the latest similar occurrence was for a residential subdivision development for which a 4 foot by 10 foot post-and-panel sign was permitted.

Matt identified the following as areas of concern and what he felt was within the Town's purview:

- 1) Placement.
- 2) Duration.
- 3) Size
- 4) Construction/Presentation.

Discussion and Conclusions:

- 1) Placement: Not in the right of way, but just outside the right of way near the construction road. Matt stated his opinion that such a placement should be appropriate for viewing and not cause an obstruction of visibility.
- 2) Duration: Various timelines were discussed:
 - a) When the gateway is built and the permanent sign goes up OR if any of the units are rented OR a calendar year after the issuance OR one year with no construction activity. Owner may reapply for administrative approval after expiration of the permit.
 - b) After discussion, it was decided to make it easier this sign would be permitted for one year. If more time is needed, the Owner may reapply and that extension can be granted administratively by Matt Ray without coming back to the Plan Commission unless the Building Commissioner, Town Manager, or applicant find it necessary.
- 3) Size: size is OK as submitted, approximately 8 feet by 50 feet.
- 4) Construction / Presentation: Commissioners expressed concern that the sign was previously on the side of a repurposed semi trailer. Maura Hoff shared that the existing ordinance does state that a sign cannot be placed on a vehicle. The Commissioners recommended that the sign be mounted on a substantial, fixed structure. Matt concurred.

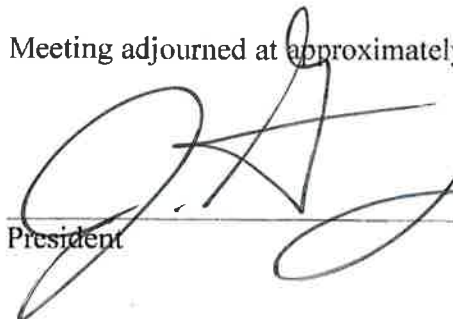
The Commission expressed a need to include provisions for construction project signage in the next revision of the Sign Ordinance. Matt and Maura advised the sign ordinance is in the process of being updated and construction sign requirements and permitting can be addressed there.

The current ordinance does say that signs can't be mounted on a vehicle; the Commissioners requested that the ordinance require that signs be mounted on a substantial fixed structure.

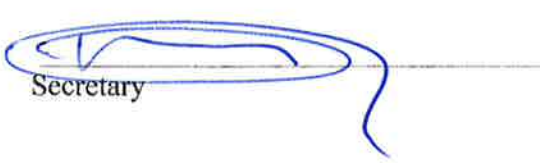
Nanci moved to approve the sign with the size as presented on the application, placed outside the right away near the construction road for a period of one year. The sign must be mounted on a substantial fixed structure. Jerry seconded the motion and all voted Aye.

Matt stated he would send an email to the Owner.

Meeting adjourned at approximately 5:25 PM.



President



Secretary