

**PLAN COMMISSION  
MINUTES**

Wednesday, July 11, 2018

**Present:** Butch Trevor (Chairman), Bill Fitzsimmons (Vice Chairman), Dennis Kelly, Mike Crotty, Cindy Wermuth, John Wetzel, Craig Mack

**Absent:** Peter McDermott, Jeff Nelson, Alan Hon, Matt Puck

**Staff:** Shawn Christ

**Others:** Eric Spears, Irene Mekus, Silas Metternick-Jones

**1. Call to Order**

Chairman Trevor called the meeting to order at 4:00 pm.

**2. Reading and approval of Minutes – June 27, 2018**

**Motion made by Commissioner Wetzel; seconded by Commissioner Wermuth, to approve the minutes for June 27, 2018 with a modification to remove the second sentence. Motion carried unanimously.**

**3. New Business**

- a. **PC 18-06 – Public Hearing and request from MediaQuest Sign Company, LLC on behalf of Dan Dolan, owner, for a variance to table 3-2105.3 which allows a maximum of one (1) wall sign per entrance to a building on property located at 4005 7<sup>th</sup> Street. (Shawn Christ, Land Development Manager)**

Shawn Christ stated PC 18-06 is a public hearing and request from MediaQuest Sign Company, LLC on behalf of Dan Dolan, owner, for a variance to table 3-2105.3 which allows a maximum of one (1) wall sign per entrance to a building on property located at 4005 7th Street. Mr. Christ stated the staff report, application materials, and all attachments will be entered into the record for this case and noted the public notice was published in the Dispatch on June 23, 2018 with letters to neighbors being mailed on July 3, 2018.

Mr. Christ noted the Commission may recall an application to rezone the lot in question from ORT to B-4 which was approved by Council last fall. Mr. Christ stated the building for a Starbucks on this site has since been constructed and is awaiting final finishes. Mr. Christ displayed sign plans submitted by the applicant and noted the three criteria by which the Commission shall consider this application. Mr. Christ noted there are three entrances and a sign on the 4<sup>th</sup> wall is proposed as a “siren” wall sign that will be less obtrusive and staff anticipates no adverse impacts if approved.

Staff recommends approval.

Mr. Christ swore in those persons present wishing to provide testimony.

Eric Spears, of MediaQuest Sign Company, LLC addressed the Commission noting that Starbucks is MediaQuest's biggest client. Mr. Spears stated that having signage on all four walls is important because traffic as visibility to all four sides of the building. Mr. Spears also noted that although the 4<sup>th</sup> side will contain a menu board and canopy; both would contain very small signage that would not be legible to passing traffic.

The Commission had brief discussion related to signage on the 4<sup>th</sup> wall as well as the Starbucks logo.

**Motion made by Commissioner Wetzel; seconded by Commissioner Kelly, to approve a request from MediaQuest Sign Company, LLC on behalf of Dan Dolan, owner, for a variance to table 3-2105.3 which allows a maximum of one (1) wall sign per entrance to a building on property located at 4005 7<sup>th</sup> Street to allow for signage on all four walls with the fourth sign limited to 25 square feet. Motion carried 6-0. Motion approved.**

**4. Other business**

None.

**5. Review upcoming meeting**

Mr. Christ stated the next meeting is July 25 and noted there is no new business but would like the Commission to meet so that he can get up to speed on the Commissions thoughts related to the various housing trends discussed at the last meeting. Mr. Christ also stated he will touch base with Jeff Anderson to see where he is on his review of the Comprehensive Plan in the event that discussion can also take place at the next meeting.

Commissioner Wetzel noted he will not be available for the August 8, 2018 meeting.

**6. Public comment**

None.

**7. Adjourn**

There being no further business, the meeting adjourned at 4:25 p.m.

Respectfully submitted,  
Anamaria Vera, Administrative Secretary