

Minutes of the Planning Commission Meeting

September 2, 2020

6:00 P.M.

Katie Gallagher called the meeting to order.

PRESENT: Katie Gallagher, Mayor
Sue Grodek, Council Representative
Jim Oper
Steven Coyle
Brian Sommers

ABSENT:

APPROVAL OF MINUTES:

Motion by Gallagher seconded by Coyle to approve the minutes of August 5, 2020. **Vote Result:** *To approve:* YES: Gallagher, Grodek, Oper, Coyle No: None Abstain: Sommers (**APPROVED**)

A request from Spirit Halloween for a temporary banner for 90 days for a temporary business at 4780 Ridge Road PP# 432-25-149 Docket 9-2020-1. Commissioner Kulcsar explained the detail of the plan. No variance required. Building Department has no objections with the plans. Joe Buchanan was present for Spirit, he had nothing more to add about the plans. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher seconded by Oper to **APPROVE** the request. **Vote Result:** *To APPROVE:* Gallagher, Grodek, Oper, Coyle, Sommers (**APPROVED**)

A request from Custom Sign Center for a LED Channel letter sign for Tire Choice at 5148 Ridge Road PP# 433-20-001 Docket 9-2020-2. Commissioner Kulcsar explained the detail of the plan. No variance required. Building Department has no objections with the plans. Doug Mann was present, he had nothing more to add about the plans. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher seconded by Sommers to **APPROVE** the request. **Vote Result:** *To APPROVE:* Gallagher, Grodek, Oper, Coyle, Sommers (**APPROVED**)

A request from Kenjoh Outdoor for a double-sided electronic billboard on CSX railroad property at 0 Tiedeman Road PP# 433-16-009 Docket 9-2020-3. Commissioner Kulcsar explained the detail of the plan. Ben Ockner, John Kirirah, Dan Nielsen, Robert Brown were all present for Kenjoh. Mayor Gallagher stated she feel that a conceptual view from down on the road is missing from this request. She continued that it is really difficult to tell the height, conceptually, when looking at this area when it is not from the ground. She recalled that this is what the Planning Commission required of the last billboard application that was submitted in this same area. Commissioner Kulcsar confirmed that the last applicant did give the Planning Commission a scaled drawing and pictures as if you were driving down the Tiedeman Road to show the true scale. Mayor Gallagher explained because of the

last minute revisions to the plan that were submitted Tuesday, the day before this meeting, she feels we need to defer this request to allow more time to review. She would like to get the conceptual pictures to allow for better understanding of the true look of this request. Ben Ockner stated he thinks they have provided everything that our code calls for them to provide. He stated this request is for a 65 foot tall and 50 foot wide billboard with a 50 foot setback. Mayor Gallagher questioned that this request is on an elevation change, and asked if the 65 foot height is from the roadway elevation or from the hill elevation where it will be installed? Ben Ockner stated it will be 20 feet away from the northern property line. The sign will be perpendicular to Tiedeman Road to be visible to northbound and southbound traffic. Ben feels they comply with all the zoning requirements within our code. He stated that any harmoniousness and compatibility issues that the Commission may have with this billboard cannot be wide open. He stated we have to have specific standards that are part of the code. He stated that the nearest residential houses will have next to no view of this tower. He would request that the Planning Commission would approve this tonight as they have submitted everything the Planning Commission needs to approve this request. He also stated that he has some more exhibits he can share with the Commission if necessary. Mayor Gallagher again explained because of the last minute revision to the plan submitted, the day before this meeting, it is hard for the working members of the Commission to get prepared for a meeting with less than a day in advance notice. John Kirirah part owner of Kenjoh stated he apologized that they did not provide the information sooner to the Planning Commission. He did want to address the height concerns. The code allows for a 65 foot high sign measured from the ground where it will be installed. They are willing to measure from the roadway for the height if the Commission prefers. They just want ensure that their sign is high enough that when a train is passing you can see the sign coming northbound. Kenjoh is working closely with CSX with the plans as the train will have to go under the sign that is why they cannot give up so much height to clear the trains. Commission Kulcsar asked what the distance is to the train tracks, as he feels it is a bit tight in that area. There was discussing as to the location of billboard. Commission Kulcsar asked for accurate measurements to the train tracks and property lines as this question was not answered. Oper request a conceptual pictures for this request from ground level. Ben Ockner stated they will provide whatever information we may need. John Kirirah spoke about why they are requesting such a large sign. Coyle asked about brightness and frequency of change. John Kirirah explained how the sign adjusts for brightness and the guidelines are generally set by the state. John then went in to when they have extra ad space on the billboard he gives to the city to use to advertise on. There was discussion on sign brightness and the resetting of the sign. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No new concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher seconded by Coyle to **DEFER** the request. **Vote Result: To DEFER: Gallagher, Grodek, Oper, Coyle, Sommers (DEFERRED)**

A request from OrtizArtDesigns for a sign package for 4336 Ridge Road PP# 432-25-010 Docket 9-2020-4. Commissioner Kulcsar explained the detail of the plan. No variance required. Building Department has no objections with the plans. Hermes Ortiz was present, he had nothing more to add about the plans. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher seconded by Sommers to **APPROVE** the request. **Vote Result: To APPROVE: Gallagher, Grodek, Oper, Coyle, Sommers (APPROVED)**

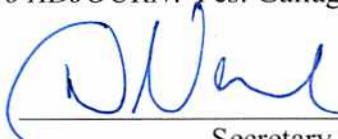
A request from Shadi Neon Signs for an illuminated wall sign for The Land Smoke Shop at 4308

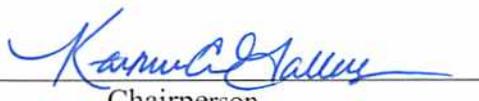
Ridge Road PP# 432-25-149 Docket 8-2020-3. Commissioner Kulcsar explained the detail of the plan. He explained the graphic signs in the windows were taken down. A new changeable copy digital sign was placed in the window that they do not have approval for and it is also flashing. No one was present for this request. Mayor Gallagher opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher seconded by Oper to **DEFER** the request. **Vote Result: To DEFER:** Gallagher, Grodek, Oper, Coyle, Sommers (**DEFERRED**)

A request from Skyline Chili Inc for a final site approval for a Skyline Chili at 5080 Tiedeman Road# 433-09-015 Docket 10-2019-2. Commissioner Kulcsar explained the detail of the plan. No variance required. The plans have been reviewed and approved by City Engineer. Building Department has no objections with the plans. Architect was not able to attend but did call into the Commissioner. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher seconded by Coyle to **APPROVE** the request. **Vote Result: To APPROVE:** Gallagher, Grodek, Oper, Coyle, Sommers (**APPROVED**)

There was discussion on current construction projects.

There being no further business, **Motion** by Gallagher seconded by Oper to adjourn. **Vote Resulted: To ADJOURN:** Yes: Gallagher, Grodek, Oper, Coyle (**Meeting Adjourned**)


Secretary


Chairperson