

# Jackson Planning Commission

## Minutes

### Regular Meeting of October 18, 2010

#### **COMMISSION MEMBERS PRESENT:**

Joe Assereto  
Dave Butow  
Kathryn Devlin Vice-Chairman  
Walt Hoeser, Chairman  
Darek Selman

#### **CITY STAFF PRESENT:**

Michael Daly, City Manager  
Susan Peters, City Planner  
Gisele Cangelosi, City Clerk

#### **COMMISSION MEMBERS ABSENT:**

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Note: The Staff Report Packet prepared for the Planning Commission is hereby incorporated into these minutes by reference as though set forth in full. Any Staff Report, recommended findings, mitigation measures, conditions, or recommendations which are referred to by Commissioners in their action motions on project decisions, which are contained in the Staff Reports, are part of these minutes. Any written materials, petitions, packets or comments received at the hearing also become part of these minutes. The recording tapes of this meeting are hereby incorporated into these minutes by reference and are stored in the City of Jackson Planning Department.

Chairman Hoeser called the meeting to order at 6:32 p.m.

#### **1. Public Matters Not on the Agenda.**

None.

#### **2. Approval of Minutes.** Minutes from the September 20, 2010 Meeting.

**Moved by Commissioner Butow, seconded by Vice-Chairman Devlin and unanimously carried to approve the Minutes of the September 20, 2010 meeting as amended.**

#### **3. Historic Design Review for Façade Improvement 2010-02, Fancher – Tallon, 215 N. Main Street.**

City Planner Peters reported the design plan for this application was not submitted as of tonight's meeting and suggested this item be continued to the November 15 meeting for consideration.

#### **4. Sign Ordinance Review.**

City Manager Daly reported the City Council at their October 12 meeting discuss Ordinance No. 666, an urgency ordinance amending Section 17.54.155 of the Jackson Municipal Code related to the regulation of non-commercial temporary signs, allowing for these signs up to thirty two square feet in size. The City's sign regulations went through an extensive review and overhaul in 2002. In August 2008, changes were made to the "exempt sign" section to update the "non-commercial temporary" sign regulations to be more consistent with case law pertaining to first amendment rights and display of political signs.

During this current election cycle, it was brought to the City Council's attention that some of the signs being made at Merzlak Signs and displayed in front of the business before being picked up by customers exceed the maximum size limitation for non-commercial temporary signs displayed within the City of Jackson. This size limit is sixteen square feet and the signs on display were four foot by eight foot, a total area of thirty-two square feet.

Attorney opinion, and potential option was provided with the agenda item considered by the City Council. The draft urgency ordinance that would have permitted the display of thirty-two square foot signs within city limits did not get the necessary 4/5<sup>th</sup> vote required to approve an urgency measure. There was consensus among the City Council, however, that the City should consider amending this particular sign regulation to be consistent with the County size regulations to minimize confusion between City and County political sign posting and requested that an item be placed on the Planning Commission agenda to review this regulation and persuaded other cities to comply as well. The County regulations allow for signs up to thirty-two square feet and have slightly different permissible posting periods. Permits are also required for temporary political signs, except for signs displayed by homeowners.

Previously the Planning Commission expressed interest in reviewing other sections of the sign ordinance after observing the practical application of the 2002 sign amendments. Some of these include:

- Reducing the maximum height for pole signs such that they are more similar to a monument sign;
- Disallowing internally lit cabinet signs;
- Including regulations regarding the strength of sign lighting.

So while the issue regarding political signs issue is one that the City Council is definitely interested in seeing modified, other sections may also be considered by the Planning Commission for a modification. These changes can all be done at one time, or the political sign issue can be dealt with independently to allow the discussion to focus more on the commercial signage when the other sections are reviewed. For reference, the City's complete sign ordinance is included in the Jackson Municipal Code Section 17.54 and is available for review on the City's website.

Chairman Hoeser opened the public discussion. The following individuals voiced their concerns regarding the Sign Ordinance Review: Kam Merzlak, Kellee Davenport, and Thornton Consolo. Hearing no further comments from the public Chairman Hoeser closed the public discussion.

The following concerns were discussed:

1. The possibility of simply adopting the County's regulations, however, there was some concern that a 4 foot by 8 foot sign could be too large on smaller properties within the City, particularly in residential neighborhoods.
2. The County also charges a fee for political signs on non-residential property and concerns were raised about administering and enforcing permits for these types of signs.
3. Another suggestion was made to have different sign size guidelines for commercial and residential property.
4. Questions were also asked about the display of goods outside of a store, and staff was directed to research current regulations in this regard.

5. The City Attorney will be reviewing and providing comment prior to the Planning Commission workshop.

After considerable discussion among the Planning Commission and staff, the Commission did not take any action, but agreed to place a sign regulation workshop item on their next agenda.

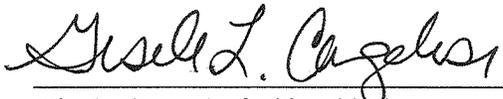
**5. Administrative Reports.**

Vice-Chairman Devlin reported she attended the Jackson Business and Community Association Kick-off at which she observed great energy for this new association.

City Planner Peters reported the City Council at their September 13, 2010 meeting directed staff to implement the recommendations to the Architectural Regulations and in the near future hold a publicly noticed hearing, prepare a resolution to adopt the Regulations, amend the Development Code to incorporate the Regulations by reference. She stated she has been diligently working on this item and hoped to schedule that public hearing in November.

Adjourn 7: 30 p.m.

Attest:

  
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Gisele Cangelosi, City Clerk

Date Approved: November 29, 2010