

Monroe City Planning Commission Minutes

June 4, 2018

6PM City Council Chambers

1. Call to Order: Vice-Chair Dan Sheets called the Planning Commission meeting to order at 6:00PM.
2. Acting Chair Sheets requested Commissioner Eastridge to lead the commission and audience in the Pledge of Allegiance.
3. Roll Call: Present was Vice-Chair Sheets, Commissioners Fredricks, Mills, Cuthbertson and Eastridge. Staff Present included City Planner Rick Hohnbaum and Community Development Coordinator RJ Theofield. Audience members included Tracy Mueller, Paul Canter, Cindy Canter and Floyd Billings.
4. Public Comments: None
5. Approval of Minutes: Commissioner Eastridge moved to approve the minutes of January 8, 2018 and Notes of February 5 Work Session. Commissioner Mills seconded. Ayes: All
6. Public Hearing Dollar General Sign Variance

The Public Hearing was opened at 6:04 by Chair Sheets and he suggested that the Commission members take turns reading the City of Monroe Land Use Script for the record. Commissioner Cuthbertson read the first paragraph of the land use hearing script. Commissioner Fredrickson continued reading the next paragraph followed by Chair Sheets and Commissioner Mills and Commissioner Eastridge. Chair Sheets asked for any declaration of exparte contacts or bias and none were given. Chair Sheets read the order of the parties testifying. CA Hohnbaum reviewed his written report. CP Hohnbaum stated that he had some additional questions regarding the proposed site which he felt had not been adequately addressed and recommended that based upon current information, the planning commission may want to continue the public hearing. Tracy Mueller, the applicant, introduced himself and provided the background of his family owned business. Mr. Mueller shared the impact of the sign for any business and that he had statistics to share regarding that impact. He stated that the business will need the sign to do well. Mr. Mueller shared his responses to the four questions addressed in the May 22nd email referenced in the staff report. Commissioner Mills asked about setback from the sidewalk. Commissioner Fredricks inquired as to restrictions of signs on Highway 99 and if the signs are lite 24/7. Commissioner Fredricks inquired as to the impact of the sign on neighbors and Mr. Mueller explained the glow from the sign. Commissioner Fredricks stated that the local Dollar General store is going to have a high percentage of local traffic so a sign may not be as critical. The commission and applicant discussed the local traffic patterns and the use of signage to attract it. Commissioner Eastridge expressed favor of the setback from the sidewalk to increase the safety traffic view. The applicant and commission discussed setbacks.

Call for proponents: Mayor Paul Canter rose and speak in favor of the sign and that the grade for the sign should be no more than 12 inches above the sidewalk. Councilor Floyd Billings rose to speak stating

that he got on the city council in January of 2017 and that Dollar General does need to advertise and recommended that it would be wrong to place too many restrictions on the sign. Councilor Cindy Canter rose and shared that all the existing signs on the Highway were pre-ordinance and that she would like to see the Planning Commission approve the request.

Call for opponents: None

The applicant was offered an opportunity for any rebuttal but there was a general consensus by all that none was needed.

City Planner Hohnbaum reminded the commission that they could approve the variance with a condition of approval to include the one-foot limit which was mentioned during the testimony. The applicant expressed some unknowns about the drainage affects and the slope of the topography of the land for the sign.

Chair Sheets closed the public hearing at 6:36PM.

Commissioner Cuthbertson stated that he felt that the sign was needed to make known the presence of the store. Chair Sheets asked for any additional commission comments.

Commission Eastridge moved to approve the variance with the condition of the bottom of the sign being no higher than 12" above finished grade of the sidewalk. Commissioner Cuthbertson seconded. Ayes: All.

Chair Sheets read from the Land Use Planning Script the final decision statement and the process and timeline for submitting an appeal to the Planning Commission decision.

7. Other Business

CA Hohnbaum reminded the Planning Commission that their next regular meeting is scheduled for the second Monday of July.

8. Adjournment: Chair Sheets adjourned the meeting at 6:40PM.

Respectfully Submitted;

Rick A. Hohnbaum, City Recorder

Minutes approved by Planning Commission on July 9, 2018.



Planning Commission Chair/Vice-Chair

Date

Attest: 

4-2-19

Rick A. Hohnbaum, City Recorder

Date