

**MINUTES
CITY OF DELANO
PLANNING COMMISSION
Monday, November 8, 2010
7:00 PM**

1. CALL TO ORDER

The Chairman, Jon Krieg, called the regular meeting of the Delano Planning Commission meeting of November 8, 2010 to order at 7:00 p.m.

2. ROLL CALL

Member Present: Jon Krieg, Chairman
Lars Impola, Vice Chairman
Leon Zeug, Secretary
Howard Glas, Commissioner
Amy Johnson, Commissioner
David Kenison, Commissioner

Members Absent: John Beussman absent,

Also present: Betsy Stolfa, City Council Liaison
Alan Brixius, City Planner, Northwest Associated Consultants
Marlene E. Kittock, City Clerk
Jamie Madson, AV Technician

3. APPROVAL OF AGENDA

Motion by David Kenison seconded by Jon Krieg to approve the agenda for Monday November 8, 2010 as submitted. Motion Carried 6-0

4. MINUTES

A. Minutes from the Planning Commission meeting of June 14, 2010

Motion by Howard Glas, seconded by Amy Johnson to approve the minutes of the June 14, 2010 Planning Commission meeting as submitted. Motion Carried 3-0-2; Lars Impola, Jon Krieg abstained.

B. Minutes from the Planning Commission meeting of July 12, 2010.

Motion by David Kenison, seconded by Jon Krieg to approve the minutes of July 12, 2010 of the Delano Planning Commission, pending minor corrections. Motion Carried. 4-0-1; Lars Impola abstained.

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C. Minutes from the Planning Commission meeting of August 9, 2010.

Motion by David Kenison, seconded by Lars Impola to approve the minutes of the August 9, 2010, of the Delano Planning Commission meeting as submitted. Motion Carried 3-0-2; Howard Glas Jon Krieg abstained

4. PUBLIC HEARING

5. A. Consider a request from John Tackaberry of Star West Chevrolet Olds for a test amendment to the City zoning Code Section 51.03 Subd N. (Signs) relating to automobile dealership and automobile sales lots request for a Thrifty Car Rental and Arctic Cat sign.

- 1. Adopt ORDINANCE amending section 51.03, Subd. N (Signs) of the Delano Zoning Ordinance relating to signs for automobile dealerships and automobile sales lots.**

Alan Brixius reviewed the Planners Report regarding the request by Jon Tackaberry, Star West Chevrolet; to amend the City Sign Code Section 51.03 Subd N. Star West Chevrolet is considering adding Thrifty Car Rental to their current location. The rental fleet would be integrated into the Star West sales lot and is not anticipated to require additional parking on site. Staff approves this proposal by Star West Chevrolet pending Planning Commission and Councils approval of amending the City Sign Code Section 51.03 Subd. N for additional wall and freestanding signage. The requested wall sign is 26.5 square feet and falls within the 155' allowable sign allotment for a B-3 Zoning District.

The applicant is requesting an additional freestanding sign of 115 square feet by 28 feet tall. The current sign ordinance only allows for 100 square feet and not more than 30 feet in height. The existing signage for the Honda building totals 756 square feet and 23 feet in height. The Star West Chevrolet building exists as a legal non-conforming use in respect to its current signage of: (1) the mini Chevrolet sign of 121 sq ft at 36 feet in height, (2) the Quality Use sign of 81 square feet at 30 feet height, and (3) the electronic reader is 24 square feet at 18 feet high. The Star West parcel does exceed current standards, but is protected to include a new business. In discussion with the applicant, Staff indicated that the site would not qualify for a sign variance. Staff suggested that Star West request an amendment to the sign ordinance based on the unique characteristics of the property and its use. The project area has over 400 feet of frontage and is 740 feet deep. This 7.45 acre site is large enough to accommodate the proposed business without building or site alternations; however the property depth places the building far enough from the street making wall signage less effective. The total property lot width is 432 feet, the minimum lot width of the B-3 Zoning district is 100 feet; Star West Chevrolet property has a lot width that is in excess of four standard size B-3 lots.

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The applicant has requested an amendment to Section 51.03, Subd. N.7.b. to allow a fourth freestanding sign on the combined Star West Chevrolet and Honda property. Recognizing the unique features of the property and to allow the introduction of a new business to Delano, Staff has prepared an ordinance amending the existing sign code as follows: 1) additional freestanding signs are limited exclusively for automobile dealerships, 2) the additional sign will only be allowed on sites larger than five acres, 3) the number of signs is based on 100 feet of lot frontage, consistent with the B-3 lot widths, 4) the site must have frontage on an arterial street. This amendment to the current ordinance would also allow the Delano Dodge site to be eligible for similar opportunities.

Howard Glas asked about the location of the new pylon sign. Brixius stated although he is waiting for a formal sign permit application the sign would be on the west end of the property and would be lower than the current Honda signage.

Jon Krieg inquired as to the size of the Delano Dodge property; Brixius believed it is about 6 acres and would benefit from this text amendment.

Betsy Stolfa expressed a concern that should this lot ever become something other than a car dealership would the extra signage be allowed for future business(es). Brixius suggested adding some additional description to the draft ordinance to insure that this was only for vehicle dealerships along the highway corridor.

Amy Johnson questioned if the franchise might require a specific signage size; Brixius thought that may be true.

Several Commissioners stated their concerns for another reader board at the current site. Brixius explained that without the amendment to the current ordinance, the applicant could not add any more signs to this property.

Motion by Howard Glas, seconded by David Kenison to open the public hearing to consider a request from John Tackaberry, Star West Chevrolet, for a test amendment to the City zoning Code Section 51.03 Subd N. (Signs) relating to automobile dealership and automobile sales lots request for a Thrifty Car Rental and Arctic Cat Sign. Motion Carried 6-0

The Chairman called for public comment three times. None was heard.

Motion by Jon Krieg, seconded by Lars Impola to close public hearing. Motion Carried 6-0.

Motion David Kenison, seconded by Howard Glas recommending approval of the text amendment to the City Zoning Code Section 51.03 Subd N. (Signs) relating to automobile dealership and automobile sales lots as explained by Alan Brixius. Motion Carried 6-0

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6. NEW BUSINESS

There was no discussion and no motion made.

7. OLD BUSINESS

There was no discussion and no motion made.

8. UPDATES AND FUTURE LAND USE DEVELOPMENT APPLICATIONS

There was no discussion and no motion made.

9. COMPLIANCE WITH COMPREHENSIVE PLAN

There was no discussion and no motion made.

10. ADJOURNMENT

There being no further business to discuss the regular meeting of the Delano Planning Commission meeting of November 8, 2010 was adjourned at 7: 33p.m.

Motion by Lars Impola, seconded by Jon Krieg to adjourn the regular meeting of the Delano Planning Commission Regular meeting of Monday, November 8, 2010 at 7:33 p.m.

Jon Krieg, chairman

Leon Zeug, Secretary

ATTEST:

Marlene E. Kittock, City Clerk