

Minutes
Land Development Standards Committee
January 13, 2010

Members Present: David Blevins, Mike Erwin, Steve Kaufman, Patrick McDowell, Joe Taylor

Members Absent: Daniel Hyatt, Patrick Bradshaw, Ron Leatherwood, Ken Wilson

Staff present: Paul Benson, Lee Galloway

The meeting came to order at 7:30 a.m. Mr. Benson announced that the topic of discussion is Chapter 11, Signs.

Mr. Benson pointed out that 11.2.2 B. contains new standards for bringing nonconforming signs into compliance.

Mr. Kaufman stated that the consultant should quantify what size building expansion would require nonconforming signs to be removed as this requirement may be too severe in the case of very minor expansions requiring the removal of expensive signs.

Mr. Blevins felt that the provision for signage to be removed because of a change in use should be removed. Mr. Benson added that a change in use could be defined as a change in occupants, a change in the type of use within a broader use category or a change from one use category to another.

The general consensus of the Committee is that current provisions for eliminating nonconforming signage probably go far enough.

After discussion of mural regulation, Mr. Taylor suggested that mural regulation as such be left out of the ordinance.

Mr. Benson pointed out that table 11.6.1 contain several changes from the current ordinance:

Size and height standards have been standardized within the district types
Some districts will have reduced sizes while other will have increased sizes
The recent amendment for provision of 32 sq ft signs along Russ Av in D-ND has been eliminated

The recent amendment to permit 32 sq ft sign in the NM-BD has been eliminated
The several districts that currently permit 30% wall signs have been reduced to
10 to 15%

Internal sign illumination has been eliminated from many districts

A provision for Master Development Signs for larger developments has been
added

Mr. McDowell expressed concerns about the maximum size of Master
Developments Signs being too large.

Mr. Galloway felt that Master Development Signs should perhaps be limited to
commercial development.

Mr. Blevins expressed concerns about all free standing signs having to be
“monument” style as opposed to a sign on a pole or pylons. He felt that
monument signs could tend to block views of motorists, since they are unable to
look underneath the signs. He felt that pole signs should be permitted.

Mike Erwin stated that he felt that the current sign standards are restrictive
enough and shouldn't be made more restrictive in the revised ordinance.

Mr. Benson pointed out that section 11.7.1 A. would only permit free standing
signs on lots with 100 feet or more of street frontage. Several members expressed
concern that this would prevent too many establishments from having these
signs.

At this point, the Committee agreed to resume the discussion of Chapter 11 at the
next meeting on January 20.

The meeting adjourned at 9:00 a.m.

Paul Benson
Planning Director

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