

MINUTES
AUSTIN CITY PLANNING COMMISSION
TUESDAY, NOVEMBER 15, 2005
5:30 P.M.
AUSTIN CITY COUNCIL CHAMBERS

MEMBERS PRESENT: Suzanne McCarthy, Sue Grove, Glen Mair, Rich Bergstrom, Brian D Johnson and Janet Anderson(arrived at 5:38)

MEMBERS ABSENT: Lynn Spainhower, Gordon Kuehne, and Elizabeth Bankes

OTHERS PRESENT: Craig Hoium, Craig Byram, Council Member Dick Pacholl, public and media

The meeting was called to order by Commission Member Johnson at 5:30 P.M.

Commission Member McCarthy pointed out an error on page two of the October 11, 2005 Planning Commission Minutes, Mr. Lawrence should be Mr. Arens.

Commission Member Bergstrom made a motion to approve the October 11, 2005 minutes with the correction, seconded by Commission Member Mair. Motion passed unanimously.

SIGN APPEAL: To consider the appeal from Steve Justice, 1405 15th Ave NW for the denial of the issuance of a sign permit. This appeal involves the proposed placement of a 3 foot by 3 foot non-illuminated wall sign on the south exterior wall of this building which does not face a public right-of-way. This property under review is located within a "B-2" Community Business District with said action pursuant to City Code Sections 4.50,VI(b) which requires this type of signage to be placed on an exterior wall facing a public right-of-way and 4.50, Subd.13,4,(H) providing sign appeal process

Craig Hoium reviewed the request identifying the surrounding land-uses and the adjacent commercial development to the south of the property in question.

Commission Member Mair asked if there is any signage now.

Commission Member Grove said there is one over the front door.

Mr. Houim said the proposed sign would be a non-illuminated wall sign and would be placed on the south exterior wall of this newly constructed commercial building.

Commission Member Mair made a motion to recommend approval of this sign appeal to the council as it is fitting in this area, seconded by Commission Member McCarthy.

OTHER BUSINESS: Discussion of Main Street/Design Committee Activity

Mr. Hoium started by inviting the Planning Commission Members to a meeting on November 22, 2005 at 5:30 P.M in the council chambers or lower level conference room. Also invited to this meeting is the city council, port authority and various subcommittees. Hal Henderson from HGA will be at the meeting, he is the primary architect for an architectural firm out of Rochester. I anticipate this scheduled meeting to last an hour and a half. There is a \$680,000 grant project that has been applied for, for downtown renovation. I would like to clarify that the grant money is just a piece of making this come together financially, some of the local lending institutions have agreed to participate also. We have talked to various property owners and they have signed letters that they agree to participate in the program. Mr. Hoium showed various photos of different downtown businesses as the look currently and what they could look like after renovation. These are just conceptual ideas to show you what is being worked on.

Commission Member Anderson asked if some of the changes would require ordinance changes.

Mr. Hoium said we are working on drafting an ordinance that would allow in certain cases for the use of public right of ways. The city of Rochester issues a revocable license where permission is given for public sidewalk use, if there is a violation or disturbance the license can be revoked and terminated. We are hoping to have an ordinance in effect by next spring.

Commission Member Johnson asked if there is any news from WalMart.

Mr. Hoium said the last contact he had with the WalMart people was in late October and at that time they were hoping to be ready for public hearing in December.

Commission Member McCarthy asked if the wetland study was done.

Mr. Hoium said the developer indicated that the preliminary analysis had been conducted and the review process was taking place with the Mower County Soil and Water Conservation Office.

Mr. Hoium said the Home Occupation from the October meeting was appealed at the City Council meeting and it was approved.

Commission Member Mair asked if they start from scratch or take into account our discussion.

Mr. Hoium said they get the same material given to the Planning Commission and also the minutes from that Public Hearing.

City Council Member Dick Pacholl said they did discuss the fact that all photos have to be taken within the residence. We voted according to what you had passed.

Commission Member Johnson said the ordinance states that the home occupation had to be on 1/3 of the floor space inside of the residence. We just clarified that in the motion.

Mr. Hoium said the ordinance addresses that the home occupation has to take place on the main floor in the primary residence using no more than 1/3 of the floor space. Whoever is employed at the home occupation business must reside at the residence.

Commission Member Anderson made a motion to adjourn the Planning Commission Meeting at 5:55 P.M, seconded by Commission Member Bergstrom. Motion passed unanimously.