

MINUTES
AUSTIN CITY PLANNING COMMISSION
TUESDAY, APRIL 9, 2013
5:30 P.M.
AUSTIN CITY COUNCIL CHAMBERS

MEMBERS PRESENT: Laura Helle, Dan Hirst, Steve Kime, Jim Mino, Lynn Spainhower, and Troy Nelson

MEMBERS ABSENT: Jeff Bednar, Lonnie Skalicky, and Holly Wallace

OTHERS PRESENT: Craig Byram, Craig Hoium, and public

Commissioner Mino called the Planning Meeting to order at 5:30 pm. A motion was made by Commissioner Spainhower to approve the March 12, 2013 meeting minutes as written. Commissioner Kime seconded and the motion was carried.

SIGN APPEAL: To consider a request for the denial of a sign permit to Brian Dolan, 3108 4th St NW (Dolan's Nursery) for the proposed placement of a freestanding sign for this property located in an "R-1" Single-Family Residence District. Said action is pursuant to City Code Section 4.50

Mr. Hoium indicated the sign appeal request being made involves the property located at 3108 4th Street NW. North of this property is an R-1 district with a residential property located directly adjacent to the petitioners land and west is I-1 district with the Cook Farm Industrial Park. To the south and east is the Lansing Township which is regulated by the township. Mr. Hoium explained that Dolan's Landscape was developed on this site before the property was annexed, which at the time was in compliance to the townships development standards. With the annexation into the city there are a wide range development standards that need to be complied with, including this proposed sign. Rezoning of this property has been discussed by staff and the Planning Commission must consider what the most appropriate action would be involving this sign appeal action. Mr. Hoium indicated that the property under review is currently identified in the city's comprehensive plan as a future high density residential land use. Mr. Hoium also indicated that he questioned this future land use and whether it would be the most appropriate. He questioned if now was the right time to rezone this property to a commercial district, when not knowing what the long range plan is for this property and the surrounding area. Mr. Hoium indicated that he thought the Planning Commission should focus on the petitioned sign appeal at the time and the property could be rezoned once a plan is adopted. The proposed free standing sign will be illuminated with the top panel 7 feet by 9 feet and the lower panel 10 feet by 3.5 feet. Brian Dolan of Dolan's Landscape spoke in regards to this request and explained the previous annexation into the city due to private well water issues although their sewer is a private system. He indicated that they get along well with the neighbor and the signage for the business needs to be improved and more visible. The proposed sign may not be as high as indicated on the submitted plan.

Bruce Beeman from Precision Signs indicated this was an effort made for Dolan's to advertise their business in this remote location.

Commission Member Helle suggested that it was her opinion that the rezoning of the property is the action that should be considered by the Planning Commission.

Commissioner Kime made a motion to recommend approval of the sign appeal to the council. Commissioner Spainhower seconded the motion and the motion was carried with five yays and one nay from Commissioner Helle.

PUBLIC HEARING: To consider a request from the Farmers and Merchant State Bank, 607 Main Street North for a conditional use permit for the operation of a used car lot at their property located at 401 1st Ave SW. This action is pursuant to City Code Section 11.41, Subd.3, D for this property located in an "B-2" Community Business District.

Mr. Hoium commented that the CUP is being requested for a used car lot that would be located at 401 1st Avenue SW. This is the old Milo Mach property and located in a B-2 Business District, which is also the classification to the north of the property. South of the property are R-2 Single Family and Business Districts and located to the east and west of the property is B-2 District with residential development. The three greenhouses on the property will be removed and the office will remain intact. There is an additional southerly property connected to this location, but will not be part of this CUP. There is vegetative screening along the residential properties. One letter was received supporting this action.

Matt Sturm of 1912 6th Avenue NE will be renting the property from Farmers and Merchant State Bank. He will have approximately 15 used cars available for sale and will operate between the hours of 9 am to 7 pm Monday thru Friday, 9 am to 5 pm Saturday and closed on Sunday. He would prefer to use the electrical services that have been routed to the greenhouse for security lighting. There is a combination of concrete, asphalt and gravel on the surface area at this time. Mr. Hoium stated that there is an ordinance in place that states off street parking must be on hard surfaces and asphalt will be used to extend what is needed for the parking lot. If a banner is installed for advertising, it would only be permitted for 30 days.

Commissioner Spainhower made a motion to approve the conditional use permit taking into consideration of the Staff Report A thru F. Commissioner Hirst seconded the motion and the motion was carried.

OTHER BUSINESS:

Mr. Hoium distributed an ordinance and permit application for the regulation of solar panels throughout the community which the Planning Committee will need to act upon. With the Sustainability Task Force sub-committees, one was developed into Economic Development and Land Use. Commission Member Mino questioned the language of architectural compatibility in the ordinance draft. The committee consists of Janet Anderson, Mark Nibaur, Steve Vietor, Craig Hoium, Jim Hurm and Mark Owens. Commissioner Spainhower made a motion to table the solar panel item giving all members time to review the material. Commissioner Nelson seconded the motion and the motion was carried.

Commissioner Kime made a motion to adjourn the meeting and Commissioner Hirst seconded the motion. The motion was passed unanimously. The meeting was adjourned at 6:26 pm.