



The Montrose City Planning Commission held a meeting September 8, 2010 at 6 p.m. in City Hall Council Chambers. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

#### PRESENT

Kristine Bagnara, Matt Box, Frank Casey, Ken Flack, Ray Jentzen, Dianna Reuter, Judy Wind and City staff Ben Morris, Scott Shine, Ginny Howell, and Kerwin Jensen were present.

#### ABSENT

Sergeant Eller, John Harris

#### GUESTS

Patrik Davis

Planning Commission Chairperson, Judy Wind, called the meeting to order at 6 p.m.

#### APPROVAL OF MINUTES

Matt Box made a motion to approve the minutes of the August 11, 2010 meeting. There was no meeting held on August 25, 2010. Kristine Bagnara seconded the motion and it carried unanimously.

#### **VAR #10-004 – 2580 NORTH TOWNSEND – VARIANCE TO SIGN CODE REGULATIONS.**

This is a request for an additional secondary sign and to allow 2 signs to exceed the maximum of 12 square feet per sign. One sign would be 39.6 square feet and the other would be 16.1 square feet. Flower Motor Company is the applicant.

Scott Shine, City Planner, introduced this item. All public notice requirements have been fulfilled and the official files and exhibits were entered into the record.

City code only allows for one secondary sign and limits them to 12 square feet in size. The applicant is updating their storefront to meet the expectations of a car manufacturer whose products they are selling. Some of the current signage will be removed and new signage will be installed on the building façade. They will take down one of the freestanding signs. The total square footage will be much less on the new freestanding sign and it won't be as tall. Staff feels that the proposal for signage at this site meets the variance criteria and is recommending approval.

Patrik Davis of Patrik Davis Associates approached the podium. Mr. Davis is the representative for Flower Motor Company for this variance request. There were no questions for Mr. Davis.

The public testimony portion of the hearing was closed.

Frank Casey said he thinks everyone that wants a sign variance should work with staff as this representative has. This is one of the best solutions he has seen.

Matt Box made a motion to approve VAR #10-004 at 2580 North Townsend to allow an additional secondary sign and to allow two signs to exceed the maximum of 12 square feet, with one sign being 39.6 square feet and the other being 16.1 square feet. Ken Flack seconded the motion and it carried unanimously.

**OTHER BUSINESS**

**PLANNING COMMISSION PRIORITIES**

Kerwin Jensen handed out a memorandum that listed the Planning Commissioners list of top priorities in Community Development issues. This list will be presented to City Council on September 16, 2010 at their work session at 5:00 p.m.

Judy Wind pointed out a clarification on one of her concerns. She said her concern regarding sign code changes is to go back and look at the recent changes that have been made to the codes that now allow the very large, tacky banners that are showing up all over town. It was noted that it doesn't appear that they are being taken down in a timely manner either.

Kristine Bagnara asked if the issue regarding a more proactive and stringent enforcement of housing standards in RV parks would also include and apply to mobile home parks. That will be included in the presentation for City Council.

**NEWSLETTER – CITY BEAT – OCTOBER**

The next City Beat will contain an informational section regarding the role of the Planning Commission.

**NEXT TIME**

The next Planning Commission meeting is scheduled September 22, 2010 at 6:00 p.m.

**ADJOURNMENT**

Frank Casey moved to adjourn the meeting at 6:30 p.m. Matt Box seconded the motion, and it carried unanimously.

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CHAIRPERSON

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ATTEST