



**MINUTES OF THE PLANNING COMMISSION MEETING
PLANNING COMMISSION / BOARD OF ZONING APPEALS
AUGUST 20, 2019**

Commissioners Present: Hardwick, McLean, Pfefferkorn, Pritchard, Scott
Commissioners Absent: Cowman
Others Present: Randi Shannon, Jessica Shay-Howell, Gene Wilson

Item 1: Pledge of Allegiance

Item 2: Consideration of minutes from the July 30, 2019 meeting

Commissioner McLean called the meeting to order. The first order of business was the consideration of the minutes from the July 30, 2019 meeting.

Commissioners Scott and McLean made a motion to approve the minutes from the July 30, 2019 meeting with Commissioners Scott, McLean, and Hardwick voting in favor and Commissioners Pfefferkorn and Pritchard abstain.

Item 3: Consideration and vote on a design review for 506 Baptiste Drive, Gene and Pam Wilson, Applicant

City Planner, Randi, presented background information on the project 506 Baptiste Drive. The owners, Gene and Pam Wilson (Applicant) are looking to update the exterior of the building by repainting. This business is located within the City Entrance Area so approval of the new color scheme is required. The Applicant informed the Planning Commission that the color of choice, Sweet Cherry, will be similar to the old Splashtacular building located at 102 W Kaskaskia.

Commissioners Pritchard and Pfefferkorn made a motion to approve the design for 506 Baptiste Drive, Gene and Pam Wilson, applicant, with all Commissioners voting in favor.

Item 4: Consideration and vote on a design review for 1109 Baptiste Drive, Integrity Auto Center Inc, Applicant

City Planner, Randi, presented background information on the project at 1109 Baptiste Drive. The business is looking to update the exterior of the building by repainting. This business is located within the City Entrance Area so approval of the new color scheme is required.

Commissioners Pritchard and Hardwick made a motion to approve the design for 1109 Baptiste Drive, Integrity Auto Center, Applicant, with all Commissioners voting in favor.

Item 5: Review of Conditional Use Permit 19-CUP-01, 9 Wallace Park Drive

City Planner, Randi, presented background information on the current Conditional Use Permit (CUP) approved and stated that this is a required six (6) month review to insure the business is in compliance. City Planner, Randi, recommended annual reviews for this business since there have been no violations.

Item 6: Discussion of sign regulations regarding temporary banners

City Planner, Randi, presented information on current regulations regarding temporary banners and asked Commissioners for their suggestions and proposed changes to the regulations.

Commissioner Scott asked why there was a limit set to seventy-five (75) days. Commissioner Pfefferkorn stated it was used as an enforcement tool and City Planner, Randi, agreed.

Commissioner Hardwick asked if a permit is currently required. City Planner, Randi, stated yes.

Commissioners Scott and Hardwick stated that these banners were good for business.

Commissioner Pfefferkorn suggested allowing banners with strict regulations in place, such as taking them down at night and limiting the size.

Item 7: Community/Economic Development Director Report

Permit totals to date are:

- August = 24
- 2019 = 331

Interior Walmart remodel grocery pick-up

New housing incentive program on next City Council agenda

City Council approved the Simple Simons final plat

Next scheduled meeting is September 18, 2019 for a Public Hearing at 2 Holly Lane.

Item 7: Adjournment

Commissioners Pfefferkorn and McLean made a motion to adjourn with all Commissioners voting in favor.