

On Thursday, September 25, 2014, at 7:00 p.m., a regular meeting of the Plan Commission was called to order. Roll Call. Present: Eric Larson, Karen Chevalier, Rene Morris, Mike Mellott and Steve Munson. Absent: Rick Andersen and Bob Conklin.

Also present were: Planner Dustin Wolff, Building and Zoning Superintendent Amanda Schmidt, City Manager Scott Shumard, City Manager Intern Kevin Smith and Assistant City Clerk Monique Castillo.

Mike Mellott made a motion to approve the August 21, 2014 minutes as presented. The motion was seconded by Rene Morris. Voting: Ayes – Larson, Chevalier, Mellott, Morris and Munson. Nays – None. Motion carried.

Amanda Schmidt reported on council action. The medical marijuana ordinance passed. The petition regarding Northland Mall was referred back to Plan Commission. Schmidt reported Northland Mall asked to be on the agenda for tonight but contacted her office on Tuesday stating they would not be able to attend. Bob Sisco, district manager and John Watts, store manager, from Dunham's, were in attendance.

Rick Andersen entered the meeting at 7:08 p.m.

There was a brief discussion regarding signage at Northland Mall which led to a general consensus that the proposed signage from Dunham's was acceptable. It was noted that Northland Mall would make the final decision.

Wolff gave a brief review of the previous discussions relating to Article 2 – General Regulations and asked if there were any further updates or discussions prior to sending to council for approval.

With nothing further to update or discuss, Mike Mellott made a motion to recommend to the City Council approval of Article 2 – General Regulations, as is. The motion was seconded by Steve Munson. Voting: Ayes – Larson, Chevalier, Morris, Mellott, Munson, Andersen. Nays – None. Motion carried.

Wolff gave a brief review of the previous discussions relating to Article 4 – Regulations Applicable to specific Land Uses and asked if there were further updates or discussions prior to sending council for approval.

There was a brief discussion relating to dumpster fees and language relating to such. Language will be added to include a general fee. There was also discussion relating to Sections 102-413; 102-427; 102-435; 102-437 (c) and 102-443.

Mike Mellott made a motion to recommend to the City Council approval of Article 4 – Regulations Applicable to Specific Land Uses, with noted corrections. The motion was seconded by Karen Chevalier. Voting: Ayes – Chevalier, Morris, Mellott, Munson, Larson and Andersen. Nays – None. Motion carried.

Wolff gave a brief overview of Article 8 – Form Base Code. Wolff explained this is a newer concept which is the reason for the entirely New Text. Wolff asked the commissioners take some extra time to review this section.

There was an in-depth discussion on Section 102-270: Shopping center and multiple-tenant commercial building sign regulations as it pertains to the petition from Northland Mall to amend the text of the Sterling sign code. There were some minor corrections made to the section.

Mike Mellott made a motion to recommend to the City Council approval of Section 102-270: Shopping center and multiple-tenant commercial building sign regulations, with revisions. The motion was seconded by Steve Munson. Voting: Ayes – Morris, Mellott, Munson, Larson, Andersen and Chevalier. Nays – None. Motion carried.

Wolff introduced Article 5 – Design Guidelines and gave a brief overview of its contents. Wolff highlighted that past projects were based on basic guidelines and nothing that was codified. He also pointed out that the article includes a list of acceptable trees. He asked that commissioners review for discussion at the October 16, 2014 meeting.

With no further business to discuss, the meeting was adjourned at 8:25 p.m.

Monique Castillo
Assistant City Clerk