

Greenfield Advisory Plan Commission
April 12, 2010

The Greenfield Advisory Plan Commission was called to order by President Steve Cooper at 7:00 p.m.

Present:

Steve Cooper	Jill Carr	Nick Kile	Mike Fruth - Absent
Becky Riley	Digby Terry	Greg Carwein	Carl Graham Paulette Richardson - Absent

Also present:

Gregg Morelock, Attorney
Joan Fitzwater, Zoning Administrator
Terri Sharrer, Secretary

First on the agenda was approval of the minutes from the March 8, 2010 regular meeting. Mr. Cooper made a correction of the spelling of Mr. Lynn Orrbar's name. Motion was made with the correction for approval by Mr. Kile and seconded by Ms. Riley. Motion carried.

Miss Fitzwater gave the administrator's report. There were no questions regarding the report.

There was no old business to discuss.

New Business:

Mr. Cooper announced the new business item on the agenda. 2010-03 Donald and Jill Johnson, 389 Johnson Drive, request recommendation of "AA" Zoning Designation, for 10 acres located in an area south of the east terminus of E. Osage St. This property is not yet zoned. The petitioner was not present therefore Mr. Morelock came forward. He stated this petition is the result of some easement acquisition from the wastewater department. It is located immediately north of the plant along with some other properties belonging to various members of the Johnson family. A few months ago, the commission approved the zoning of another parcel for Herb Johnson. This is a property that is not adjoining to that but it is adjoining to other parts of the city's property. As part of the consideration of the zoning, the city required Herb Johnson to be annexed and that is why the recommendation of the AA residential zoning. There is already a house and a barn on this property. On behalf of the city and the Johnsons, Mr. Morelock asked the plan commission for a favorable recommendation. Ms. Fitzwater made a correction to one of Mr. Morelock's statements. She said this property IS adjoining to the other property that was zoned in December as per exhibit 3. Ms. Fitzwater gave the staff report. She said that in the report, she stated the property probably would not be divided but after re-looking at it, she can see that they could probably find a way to divide the property and get another house on it but that it would not change the zoning classification. There were no questions from the board. Mr. Morelock stated that regarding the future division of property, there are two sewer and one water lines running across the property. The newer sewer line and one water line as shown on page two of the handout, run in a northerly direction. The old sewer line is approximately 25 or 30 years old. One is kind of a squiggly line that runs diagonally across the property. Given the easement acquisition that is already there, it would probably be difficult to divide the property even though there are ten acres in a fashion that would allow sufficient road frontage. The petitioners are already hooked onto city utilities so they are already customers from that standpoint. Mr. Cooper asked if there were any questions from the audience. There were none. Mr. Kile made a motion to approve the request of AA zoning, Mr. Terry seconded. All voted in favor. Motion approved.

In other business, Ms. Fitzwater said she would like to discuss the sign ordinance revision. The sign committee wanted to pose a couple questions to the Plan Commission. The current sign ordinance prohibits pole signs except in a business center; The question arose do we want to keep that in the ordinance. Some of the committee feel that you cannot advertise all the businesses in a shopping center on a monument sign. Ms. Fitzwater pointed to the white board where she noted some businesses, their frontage and sign size amounts as examples. She stated one of the questions facing the sign committee, is do we continue to allow pole signs for business centers? On April 26th, there are a couple different sign company representatives coming to the sign committee meeting to help them understand what those would look like geometrically. Greg Carwein said he thought it was important to understand what a

business center is. Ms. Fitzwater stated that the sign committee decided the new sign ordinance describes a business center at least five businesses, although currently it is considered a business center with only three. Steve Cooper stated in his opinion, there are pole signs with a large sign on top of it and then there are signs that look like pole monument sign. He feels there is a large difference between the two. Ms. Fitzwater stated that the pole signs that do not have the eight foot clearance at the bottom, which is currently required, look classier. Mr. Morelock recalled the series of articles in the newspaper entitled "Sign Pollution" which included pictures of the pole signs on State Street. At that time, the plan commission agreed that it was time to start eliminating pole signs. They allowed for business centers, for storm damage or replacing the face, those pole signs did not have to come down. The Home Depot monument sign is an example of the type of sign the committee required for new businesses. There is one large pole sign for the Comfort Inn that the BZA allowed with a variance. The discussion in the sign committee has been, can you have a monument sign with more than six businesses on it without motorists trying to figure out if what they are looking for is in that center? Ms. Fitzwater stated the sign committee also discussed an option of allowing a taller sign in exchange for additional landscaping. She stated that currently there is only a landscape requirement in the corridor overlay district so that option may require writing more standard landscape requirements. She asked the plan commission if they thought that was a good idea. Mr. Kile stated that he thinks that in writing a new sign code, we have to keep in mind that we are writing it for the standard circumstances; that the exceptional situation may be appropriate for a variance request – that is the purpose of the BZA. He stated that if we try to write it too much for the exception, we will find people trying to squeeze into that exception. Ms. Fitzwater agreed with both points. Mr. Carwein stated that is why the word NO was invented. Ms. Fitzwater stated she hopes to have a much fuller presentation in May and / or June.

There being no other business to discuss, a motion to adjourn was made by Mr. Kile and seconded by Mr. Terry.

Respectfully submitted,
Terri Sharrer
Secretary