

**Planning Commission Meeting
July 7th, 2016
7:08 pm Community Center**

Commission Members:

Janice Olson, Susan Keachie, Joni Vaughn, and Larry Chernoff. Jackie Eid was absent.

Members of the Public: Kris and Gordy Johnson

Minutes:

Joni noted that the Minutes should have included language referring to the learning opportunities that a community kitchen might offer and suggested a correction in the Minutes. Susan will make the correction and send out the corrected minutes.

Larry made a motion to approve the corrected version of the June Minutes. Joni 2nd the motion. All were in favor.

No Updates: None

Correspondence: Gordy and Kris Anderson were in attendance to present a permit request asking for residential use in an Ag 1 Zoning District. The parcel that they are proposing to build a residence on was previously owned by Dorothy Swenson where she resided. Susan made a motion that the Plan Commission recommend that the Town Board approve the permit as the previous use had been residential. Joni 2nd the motion and all were in favor.

Sign Permit Criteria

Continuing the discussion of what the Unincorporated Village Overlay District (UVOD) should include:

Larry had provided Janice with the current map of the Sanitary District Overlay and Janice visited the Land Records Dept. to find out about getting copies of the map for the Comprehensive Plan. Land Records did not have the new version and it could not be updated until Lynn Divine returns from vacation so commissioner comp plan books could not be updated yet.

Larry had a copy of the new version of the County Sign Permit application and it now addresses some of the concerns that were discussed as items to include in the Sign Permit Criteria. All agreed that if the County is addressing those issues in their application we need not include them in our criteria. Sign area (size) and the placement of the sign are now in the application. Remaining identified issues for signage in the Town included type and time of lighting, material and colors, and the density or number of sign in one area. Joni added that lit signs should be oriented away from residential areas and other scenic or sensitive areas.

The County Sign ordinance also limits the number of on premise LED signs to one per business. So our criteria should just include the size limitation based on the precedence of the Star North gas station sign.

Joni cited parts of the Comprehensive Plan that related to signage. The Vision Statement of the Economic Development Element includes the challenges that we are considering:

The Town of Bell must nurture and promote the Economic Development of the Town to ensure that there will be adequate business service establishments as well as encourage the development of employment related activities while being cognizant of the historical traditions and the environmentally friendly culture.

Also an Objective identified in this plan states:

All of these kinds of retail development must lie within the constraints of county zoning and state wide regulations and more importantly with the advice and consent of the community, as they impact the environment as well as the ambience of the community.

In further discussion it became apparent to all commissioners that the definition of the UVOD was critical to establish before we could continue with developing sign criteria. We first need to define the area of the UVOD and then determine the issues involved in that area such as signage and lighting.

The Plan Commission will continue with that process at next month's meeting.

A brief discussion of the pedestrian walkway/Hwy 13 speed limit issue: the Town and the CBA should work together to accomplish the pedestrian crossing and a reduction in the speed limit. The DOT will need to be approached.

Susan made a motion to adjourn the meeting, Larry 2nd, all were in favor. The meeting was adjourned at 8:25 pm.

The next meeting will be August 4th at 7 pm at the Community Center.

Respectfully submitted,
Susan Keachie
Secretary