

**CITY OF NORTH PLAINS PLANNING COMMISSION
REGULAR SESSION MINUTES
MARCH 13, 2013, 7:00 P.M.
JESSIE MAYS COMMUNITY HALL
30975 NW HILLCREST STREET**

1. Chairman King called the meeting to order at 7:00 pm.
2. Chairman King led the pledge of allegiance.

3. ROLL CALL

Commission: Chairman Stewart King, Vice-Chairperson Heather LaBonte, Commissioners Jeff Low, Doug Nunnenkamp and Daryl Olson present. Commissioners Ethan Hagar and Aeron Braukman excused absence.

Staff: City Manager Martha DeBry, City Planner Angie Lehnert, and Account Clerk II Pam Smith present.

4. PUBLIC COMMENTS

No audience in attendance, so no comments were received.

5. CONSENT AGENDA

January 9, 2013 Regular Session Minute Approval. LaBonte moved to approve the January 9, 2013 Regular Session minutes as written, Nunnenkamp seconded the motion and it was approved unanimously.

6. UNFINISHED BUSINESS

Reconsideration of Amendment to Sign Ordinance 16.80. DeBry advised the Commission the City Council asked the Planning Commission to review the ordinance once more.

The Commission discussed the three non-conforming highway signs in the city including the McDonald's sign. There was discussion as to when the decision regarding sign design is addressed through the Design Review process.

City Council wanted the Planning Commission's input on McDonald's non-conforming sign. McDonald's puts a high value on their sign in getting people off Highway 26 and into the city and they do not want to remove it. They are holding up a remodel because it requires them to remove the sign. DeBry said the City Attorney suggested if we allowed the McDonald's sign to remain, we amend the code.

When Planning Commission was polled as to their opinion on the McDonald's sign King, Nunnenkamp, and Olson thought the code should be followed as written. It was noted the remodel would probably take place at a future time when the sign would be required to be removed. There was some discussion on phasing in the removal of the

sign over time. LaBonte and Low were fine with modifying the code to grandfather the sign in since it is in the highway zone. DeBry said she would convey the Planning Commission's comments to City Council.

7. STAFF REPORT

Lehnert reminded Planning Commission the code revisions would go into effect next week and let the Commission know Mr. King had applied for a variance which would be presented at the next Planning Commission meeting. DeBry told the Commission the 307th Avenue and Highland Court project would begin soon.

LaBonte asked why the 307th and Highland Court subdivision would have eight model homes approved in such a small subdivision and King wondered how multiple building permits could be issued on a single lot. DeBry noted the plat has not been recorded with Washington County yet but would have to be before houses were sold in the subdivision. She noted the city attorney had approved the agreements to get the process started.

Nunnenkamp asked why the platting process with Washington County hadn't already been done, with LaBonte noting it could take anywhere from six weeks (on the fast track) to one year with Washington County to have a plat recorded. Olson inquired about DR Horton having a bond in place. DeBry said the city should have that bond in a week. LaBonte asked at what point we enter into this agreement. DeBry said once we have the bond and the city attorney's approval.

LaBonte and King asked about the McKay Fields subdivision which may be developed.

King asked about the Senior Center's garbage receptacle not following the approved plans. DeBry noted the Fire Department had considered the design a fire hazard if the receptacle were placed behind a wall and said the city could not enforce something that is against fire code even if it was part of the original approved design review.

Nunnenkamp noted he struggled to find an updated City Map. DeBry said there was a zone map on the website that worked well and said she would ask if Washington County could send current maps.

Nunnenkamp noted that two Planning Commissioners could be on the Parks Advisory Committee and asked that he be considered as an alternate. DeBry noted City Council had looked at the ordinance and official appointments would be made.

8. COMMISSION REPORTS

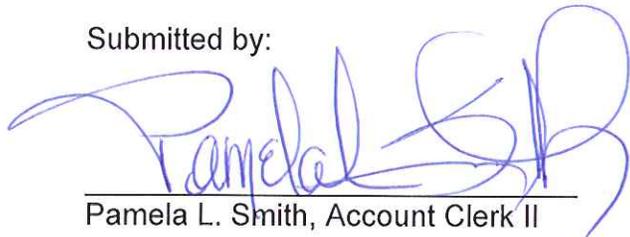
Parks Advisory Committee (PAC). LaBonte related the PAC reviewed the Highland

Court Park last meeting. The addition of potted flowers/plants and benches at Wascoe Street and Main Street was also discussed. King questioned whether the city could put planters in the right-of-way and DeBry replied that the city attorney said it would be ok if they were easily removable.

9. **ADJOURNMENT**

The meeting was adjourned at 8:02.

Submitted by:



Pamela L. Smith, Account Clerk II

Minutes Approved:

4/10/13