

Ms. Friedman stated that the Master Sign Program, which currently is called the Uniform Sign Program, is being taken out of the Sign Code and will now be added into the Zoning Code. She explained that currently the requirement is for properties with multi-tenant signs along main roadways to participate. She stated that the one significant change is that this would be in effect for all multi-tenant signs of properties with building square footage in excess of 5,000 square feet regardless of the classification of the road on which it fronts.

Mr. Hill asked why the CRA would be treated differently than other parts of the City.

Ms. Friedman stated that the areas in the CRA would be heavily used, even if they are not on the arterial roadways. The remainder of the City does not gear secondary roads toward pedestrian activity.

Mr. Hill asked for clarification on the section referring to 25% tenant change over 10 years.

Ms. Friedman stated that 10 years is the amortization for the change to come into compliance with the new regulations and that if there have been more than 25 percent of the signs on a given property were replaced in a 12-month period, the development would be required to go to the AAC to have their sign program approved.

MOTION was made by Joan Kovac and seconded by Richard Klosiewicz to recommend approval of the text amendments. All voted in favor of the above motion, therefore the motion passed.

12. Chapter 153 Text Amendments, Rental Housing Code, Short Term Rentals

Mr. Bird stated that there have been changes in the definitions and changes in the regulations regarding short-term rentals. He briefly listed the proposed changes as described in the staff report.

Dr. Mills asked if condos were affected.

Mr. Bird stated that condos are excluded from the regulations.

Dr. Mills asked if the wording could be modified to explicitly exclude condos.

Ms. Sarver explained that they are excluded by not being listed.

Mr. Hill asked how the City defines family.

Mr. Bird stated that a family is defined as no more than 3 persons not related by blood or marriage.

Mr. Klosiewicz suggested that adding a specific mention of condos might help to provide clarity.

Mr. Bird replied that the term condo was not included because condos tend to self-regulate and so the types of dwellings listed are listed for a reason.

Mr. Hill asked if the City would be comfortable adding the word “only” to the list of affected housing types.

Mr. Bird stated that he would not be comfortable with that addition because it could be open to legal interpretation.

Mr. Kovac noted that the inclusion of a 24-hour contact person is a good idea.

Mr. Stacer asked if there was any traction with the state regulations against local regulations.

Mr. Bird stated that there is currently a House bill that is being considered that may make the proposed amendments moot by eliminating local jurisdictions from regulating this use. He added that there will be a grassroots movement to make the State legislature aware of how local cities feel about this issue.

Mr. Stacer asked if the City noticed the public for this item.

Mr. Bird stated that if a community meeting is needed, the public will be noticed.

MOTION was made by Richard Klosiewicz and seconded by Joan Kovac to recommend approval of the text amendments as proposed. Four voted in favor of the motion and two against, therefore the motion passed.

J. AUDIENCE TO BE HEARD

There was no one in the audience who wished to speak.

K. BOARD MEMBERS DISCUSSION

Mr. Hill asked why the meetings are not being posted.

Mr. Edge stated that he would make sure they are posted.

MOTION by Tony Hill and seconded by Dwight Evans to have the Planning and Zoning Board meetings and other advisory board meetings published to the City’s website. All voted in favor of the above motion.

Mr. Stacer stated that he would like to discuss the prohibition of entrances on Federal Highway.

Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // ME