

**PLANNING COMMISSION  
MINUTES  
DECEMBER 11, 2007  
847<sup>th</sup> Meeting**

The meeting was called to order by Acting Chairman Woods in the Council Chambers of the Municipal Building at 4:00 p.m.

Members present: Behrens, Brown, Camplin, Rybicke and Woods

Members absent: Wilmet and Vincent

Others present: Brian Juarez and Pastor Brian Engfer

Item #1: Review and Approve Request for Electronic Message Board Sign at Central Coast Restaurant and Dance Club.

Jeff Woods said this request is for a 7-foot 8-inch by 5-foot 10-inch electronic message board sign, which will have an area of 44.7 square feet. The message board is part of an existing sign, which will have a total area of 73.4 square feet. With a 200-foot long building, the maximum sign area is 128-square feet, so this is below the Code maximum. The message board is part of an existing sign, which is also a Code requirement.

When asked by Dean Brown, Brian Juarez said part of the sign is installed, but the message board is not.

Motion by Cwmn. Behrens, seconded by Dennis Rybicke, to approve the electronic message board sign for Central Coast Restaurant and Dance Club. The motion passed by a 5-0 voice vote.

Item #2: Review and Approve Preliminary Certified Survey Map Creating One (1) Residential Lot on Hoard Road (Extra-Territorial).

Jeff Woods said this will create a one-acre parcel on the north side of Hoard Road for residential use. Our current Master Plan designates this area as low density residential and the Comprehensive Plan that is currently being updated shows this area as neighborhood development. A residential lot would fit in both Plans. A 16-inch water main is inside the Highway 26 Bypass on Madison Avenue, and a 12-inch water main and 21-inch sanitary sewer main are in the Crescent Beauty Farms Subdivision. All the mains would need to be first extended under the Bypass and then extended north to provide service to this lot. That will take many years.

Bill Camplin suggested that lots that are close to the City and will have sewer and water in the future be laid out to allow for additional future houses. This will allow dense residential development when they are developed with City services.

Motion by Bill Camplin, seconded by Cwmn. Behrens, to recommend to the Council to approve the Preliminary Certified Survey Map creating one lot on Hoard Road. The motion passed by a 5-0 voice vote.

Item #3: Review and Approve Site Plan for Parking Lot Addition at Trinity Lutheran Church, 314 Barrie Street.

Jeff Woods said this is to expand the existing lot on the east side along the east and north sides of the lot. The existing lot has four stalls and the expansion will add 26 more. The new lot provides the 10-foot bufferyards with landscaping. The storm drainage will be over-land flow to two new catch basins in the alley and then a new private storm sewer connected to the City's system in Lincoln Street. There will be no lighting or signage proposed for the new lot. An additional drive approach will be constructed on Adams Street and will serve as an exit only. The existing driveway on Adams Street will be an entrance only. The existing parking in the northwest corner of the lot will remain as it is.

When asked by Dean Brown, Brian Juarez said the two parking stalls with the cross-hatched area next to them are the parking stalls for handicapped individuals. This meets the Code requirements.

Motion by Dennis Rybicke, seconded by Bill Camplin, to approve the site plan for the parking lot expansion at Trinity Lutheran Church. The motion passed by a 5-0 voice vote.

Item #4: Approval of Minutes and Adjournment

A motion to approve the Minutes of the November 13, 2007 meeting was made by Bill Camplin, seconded by Dennis Rybicke, and passed by a 5-0 voice vote. A motion to adjourn was made by Cwmn. Behrens, seconded by Dean Brown, and passed by a 5-0 voice vote. The meeting adjourned at 4:12 p.m.

Respectfully submitted,

Jeffrey L. Woods, Secretary